

**FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 15, 2022**

**CALL TO ORDER/ROLL CALL**

The Board of Directors for the Founders Village Master Association, Inc., met at The Ridge House on September 15, 2022. The meeting was called to order at 6:07 p.m. by Director Thompson. Directors present were Thompson, Meachum and Lee via telephone. Also in attendance was James Fletcher representing PCMS.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST:**

It was noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Associations corporate files.

**RECORD OF PROCEEDINGS**

The first item of business was the review and adoption of the record of proceedings for the Board of Directors meeting minutes for April 21, 2022. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for April 21, 2022.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through July 31, 2022 were presented and reviewed by James Fletcher. Upon final discussion, motion was made and seconded and with no public comment, unanimously passed to accept the financials through July 31, 2022.

**LEGAL REPORTS**

The Board was provided with the legal updates including all collection efforts and covenant enforcement matters since the last meeting.

**RIDGEHOUSE/FRONT RANGE REC/SOCIAL ACTIVITIES**

Director Lee had sent an email to the Board regarding the current social activities put on at the Ridgehouse and for the community. There was a concern that most of the social events have not been held since COVID-19 and he would like to see those started again. Jaylene Jones of Front Range Recreation (FRR) was provided a copy of the email and a list of the events that should take place. Jay noted that with the shortage of seasonal workers the events listed would be difficult for them to staff and plan. Mr. Fletcher suggested that himself, Director Lee, FRR and PCMS' social liaison, Mari Lynott have a meeting to plan the events moving forward and for 2023. Mr. Fletcher will set up a meeting for all parties to come up with a plan to ensure that all desired events can be achieved.

**MANAGEMENT REPORT**

It was noted for the minutes that the Board approved the following via electronic consent: future pavilion design work at the pool as well as the approval of the pool wind screens.

**UNFINISHED BUSINESS**

The Board discussed the future proposed pavilion located on the north side of the pool in the open space owned by the Metropolitan District. Mr. Fletcher updated the Board that the design work that was approved has been submitted to the Town of Castle Rock for review.

**NEW BUSINESS**

The Board was provided with the updated and revised policies related to House Bill 22-1137 that was signed into law in July via email. After final discussion a motion was made, seconded and with no public comment unanimously passed to accept and adopt the policies as presented.

The Board was presented with the 2020 Audit and Tax Returns for review. After discussion, a motion was made, seconded and with no public comment, unanimously passed to approved the audit as prepared by Kent Bichele, CPA.

**ADJOURNMENT**

The next meeting will be December 15, 2022 at 6:00 p.m. There being no further business, a motion was made, seconded and unanimously passed to adjourn. The meeting adjourned at 6:18 p.m.