

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 5, 2023**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met via Zoom Conference Call on October 5, 2023. The meeting was called to order at 6:03 p.m. by Director Thompson. Directors present were Thompson and Bellamy. In attendance were two member owners, Ian Ward representing Core Electrical, Jennifer Thomas and Katie Martin with Front Range Recreation and along with Alisia Kear and Mark Eames, PCAM 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 July 13, 2023. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for July 13, 2023.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through August 31, 2023 were presented and reviewed. Upon final discussion, motion was made and seconded and with no public comment, unanimously passed to accept the financials through August 31, 2023 as presented and file for audit.

LEGAL REPORTS

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

METROPOLITAN DISTRICT

There was no formal report on behalf of the Metropolitan District.

MANAGEMENT REPORT

Mr. Eames reviewed the correspondence sent out and received for the month. Two owners, at 175 Holcomb Street and 4630 Wakefield Ave. presented variance requests to not reinstall a front yard tree. Based upon the information provided by each owner, a motion was made, second and with no public comment unanimously passed to grant both owners a variance on installing a front yard tree. Mr. Eames went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS

Jennifer Thomas and Katie Martin updated the Board on the 2023 pool operations and upcoming social events that will be coordinated through Front Range. It was noted that the social expenses appeared to be overbudget, which the Board requested both Front Range and PCMS to further investigate and report back to the Board on the status.

Mr. Eames noted that the preliminary 2024 budget was provided to the Board in their informational packet. After a brief discussion, the Board agreed to table any action on the proposed budget until the social expenses could be reviewed and a response provided to the Board of Directors.

NEW BUSINESS

Mr. Woods representing Core Electrical provided a presentation of the Core Electrical easement request, which information was provided to the Board in their informational packet. After a final discussion, along with a question-and-answer period, a motion was made, second and with no public comment unanimously passed to approve the easement/payment offer as presented and authorize the Board President to execute the easement as presented.

The Board went on to review the trash disposal and recycling extension agreement with HBS. After a final discussion, a motion was made, second and with no public comment unanimously passed to approve the extension agreement as presented, and authorize the Board President to execute the easement as presented.

The 2023 Annual Membership and Budget Ratification Meeting where set for January 25, 2024 at 6:00 p.m., via Zoom conference call.

ADJOURNMENT

The next meeting will be March 24, 2024 at 6:00 p.m. There being no further business, a motion was made, seconded, and unanimously passed to adjourn at 6:63 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 24th of March 2024.
FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

By Mark L. Eames
Secretary/Authorized Agent