

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 23, 2024**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met via Zoom Conference Call on May 23, 2024. The meeting was called to order at 6:03 p.m. by Director Thompson. Directors present were Thompson, Lee and Bellamy. In attendance were, Christopher Gill, Jennifer Thomas 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 October 5, 2023 and December 28, 2023. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for both October 5, 2023 and December 28, 2023, as presented.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through December 31, 2023 and April 30, 2024 were presented and reviewed. Upon final discussion, motion was made and seconded and with no public comment, unanimously passed to accept the financials through December 31, 2023 as presented and file for audit. The April 30, 2024 financials were tabled pending an update from the management team regarding the discrepancy for account 6515.

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.

OUTSIDE PROFESSIONALS' REPORTS

MANAGEMENT REPORT

Mr. Eames reviewed the correspondence sent out and received for the month, including the ARC response log and updated 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.

The owner, at 75 North Carlton requested a hearing to discuss a trailer being parked in the community, but was unable to attend the meeting. Based upon the information provided by the owner, and a review of the Town of Castle Rock ordinance regarding trailers being parked in the community, management was directed to have legal counsel review of the matter, and have a response sent to the owner.

FACILITIES OPERATIONS REPORT

Jennifer Thomas with Front Range updated the Board on the upcoming 2024 pool opening and social events that will be coordinated through Front Range.

UNFINISHED BUSINESS

The Board reviewed the response letter from the ownership group that currently owns 16 homes in the community, 8 of which were purchased after the amendment to the Declarations was approved, with respect to how many homes any one entity may own in the community. Upon review, the Board gave direction to Mr. Eames for response.

NEW BUSINESS

The Board went on to review the proposed pre-approved tree swing suggestions and allowance for the timing of portable basketball hoops to be left out, as presented by Director Bellamy. Upon final discussion, with the information presented, a motion was made, seconded and with no public comment, unanimously passed to move forward in having a resolution drafted for electronic approval by the Board, to allow certain types of pre-approved front yard tree swings and change the portable basketball hoop policy, so all the equipment to be left out throughout the year.

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NEW BUSINESS CONTINUED

Mr. Christopher Gill representing the former church site owners, was in attendance to discuss three potential development plans for the site and was seeking input from the Association. After a final discussion, along with a question-and-answer period, the Board agreed to conduct a community survey for additional member input. Mr. Gill will put together some additional details regarding the site, with development options/ideas and forward that to the management team to send out to the community members.

ADJOURNMENT

The next meeting will be August 22, 2024 at 6:00 p.m. There being no further business, a motion was made, seconded, and unanimously passed to adjourn at 7:28 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 22nd of August 2024.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

By Mark L. Eames
Secretary/Authorized Agent