

**FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 22, 2024**

**CALL TO ORDER/ROLL CALL**

The Board of Directors for the Founders Village Master Association, Inc., met via Zoom Conference Call on August 22, 2024. The meeting was called to order at 6:05 p.m. by Director Thompson. Directors present were Thompson, and Bellamy. In attendance were, Katie Martin, 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 May 23, 2024. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for both May 23, 2024 as presented.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through July 31, 2024 was presented and reviewed. Upon final discussion, motion was made and seconded and with no public comment, unanimously passed to accept the financials through July 31, 2024 financials were approved as presented and filed for audit.

**LEGAL REPORTS**

The Board was provided with the legal updates including all collection efforts and covenant enforcement, community standards suggested updates, the limited amendment update, the American Homes Covenant violation matter and the HB24-1233. Upon review and discussion, the following actions were taken by the Board;

- a. It was agreed that Director Bellamy would take the lead on work with legal counsel and management on updating the community standards.
- b. Motion was made, seconded and with no public comment, unanimously passed to approved the limited amendment to increase the size of the Board to 5 members.
- c. The Board agreed to continue legal action on the American Homes for Rent matter.
- d. Motion was made, seconded and with no public comment, unanimously passed to approved the HB24-1233 resolution as prepared by legal counsel.

**METROPOLITAN DISTRICT**

The Board reviewed the material printed from Villages at Castle Rock Metropolitan District No. 4 regarding the proposed north pavilion for family events, picnics, reunions, etc.

**OUTSIDE PROFESSIONAL REPORTS**

**FACILITIES OPERATIONS REPORT**

Jennifer Thomas and Katie Martin with Front Range Recreation updated the Board on the 2024 pool operations and social events that have occurred or still to coming as coordinated through Front Range.

**MANAGEMENT REPORT**

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

**UNFINISHED BUSINESS**

Mr. Christopher Gill the representative for the former church site owners, has not communicated to the Association, since not attending the special work session that was scheduled on August 1, 2024. Based upon Mr. Gill's lack of response, the Board agreed to take no further action on this business matter.

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**NEW BUSINESS**

**2025 Proposed Budget:** Mr. Eames presented the first draft 2025 budget for the Boards review and consideration. Upon a final review, a motion was made and seconded and with no public comment, unanimously passed to approved the proposed 2025 budget as presented, and present it to the membership for ratification. The 2025 assessment will remain the same as 2024, but to cut expenses, will be billed semi-annual starting January 1, 2025. This update was posted in the monthly newsletter and an E-News to the community.

**Annual Membership and Budget Ratifications Meetings:** The Board confirmed that notice will be sent out for the Annual Membership and Budget Ratification Meetings to be held November 21, 2024 at 6:00 p.m., via Zoom conference call.

**HOMEOWNER MEMBER PUBLIC FORUM:**

There were no homeowners in attendance for the public forum.

**ADJOURNMENT**

The next regular board meeting will be February 20, 2025 at 6:00 p.m. There being no further business, a motion was made, seconded, and unanimously passed to adjourn at 6:37 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 20<sup>th</sup> day of February, 2025.

FOUNDERS VILLAGE MASTER ASSOCIATION  
BOARD OF DIRECTORS

By \_\_\_/s/ Mark L. Eames\_\_\_\_\_  
Secretary/Authorized Agent