

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 20, 2025**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc., met via Zoom on February 20, 2025. The meeting was called to order at 6:02 p.m. by Director Thompson. Directors present were Chris Thompson, Ken Lee, Ainslie Neubert and Ross Bellamy. In attendance were, Katie Martin, Emma Curtis with Front Range Recreation and along with Alisia Kear 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 August 22, 2024. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for August 22, 2024 as presented.

FINANCIAL REVIEW

The unaudited financial and delinquency reports through December 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 December 31, 2024 financials were approved as presented and filed for audit.

LEGAL REPORTS

The Board received legal updates covering all collection efforts and covenant enforcement matters since the last meeting and addressed any questions from the Board. An update from legal counsel regarding the AH4R homes that need to be sold to comply with the covenants will be postponed until March or April to allow time to assess how many homes have actually sold. This topic will be tabled until the next meeting. The Board was also provided with legal counsel's 2025 fee schedule.

METROPOLITAN DISTRICT

The Board received the materials from Villages at Castle Rock Metropolitan District No. 4 about the bond release in the meeting packet.

OUTSIDE PROFESSIONAL REPORTS

FACILITIES OPERATIONS REPORT

Emma Curtis from Front Range Recreation provided an update to the Board on the 2025 pool opening, staffing, and social events budget. The discussion included various events planned for 2025, including the possibility of hosting a concert in the park. Ms. Curtis will gather more details on this request and evaluate whether it can be accommodated within the budget.

MANAGEMENT REPORT

Ms. Kear 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 Ms. Kear for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

An architectural variance request was submitted for 1285 N. Monument Dr. by the owner for a shed intended to be used as a home office. The proposed structure exceeded the dimensions allowed by the guidelines. The Board had additional questions and will provide a decision through electronic consent.

UNFINISHED BUSINESS

The Community Standards updates, including section revisions and specific verbiage, were reviewed and approved by the Board for the following topics:

- Basketball Backboards & Hoops
- Play & Sports Equipment
- Lights & Lighting
- Seasonal Decorations & Lighting

