

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 5, 2025**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc. met via Zoom on June 5, 2025. The meeting was called to order at 6:10 p.m. by Director Thompson. Directors present were Chris Thompson, Ken Lee, Ainslie Neubert, and Ross Bellamy. Also in attendance were Debra Oppenheimer, legal counsel with Altitude Law; Emma Curtis, pool management with Front Range Recreation; Alisia Kear, management with PCMS; and seven homeowners.

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.

HOMEOWNER MEMBER PUBLIC FORUM

There were seven homeowners in attendance for the public forum. Some homeowners expressed concerns about the violation notice process, particularly regarding legal fines assessed when covenant violations remain unresolved beyond a certain timeframe. Legal counsel, Ms. Oppenheimer, explained the process as required by state law and clarified that the Association is in full compliance with these legal requirements.

OFFICER REPORTS

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 February 20, 2025. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for February 20, 2025 as presented.

FINANCIAL REVIEW

The financial statements were still in development due to the recent transition to the new accounting software and will be provided for review at the next Board meeting.

LEGAL REPORTS

The Board received legal updates covering all collection efforts and covenant enforcement matters since the last meeting and addressed any questions that arose. An update from legal counsel regarding the AH4R homes that need to be sold to comply with the covenants was originally postponed to allow time to assess how many homes had actually sold. As of May 1, 2025, legal counsel reported that AH4R owns only seven homes in the community. As a result, the open legal case was closed.

METROPOLITAN DISTRICT UPDATES

The Board received materials from the Villages at Castle Rock Metropolitan District No. 4 regarding pavilion use and related restrictions for review.

MANAGEMENT REPORT

Ms. Kear reviewed the correspondence sent and received during the month, including the ACC log, and updated the Board on the status of open legal activity involving the Association and members in violation of the covenants. The Board provided direction to Ms. Kear for responses to several letters of concern, as well as comments pending hearings and/or appeals to the Owners Association.

An architectural variance request was submitted for 4936 Stoneham Avenue regarding the approval of a specific exterior paint color. The Board motioned, seconded, and approved the variance with no further comment.

Another architectural request was submitted for 4260 Bennington Avenue concerning brick painting and garage door modifications. The Board motioned, seconded, and approved the variance with no further comment.

Lastly, the Board ratified a previously approved variance request for 1285 N. Monument, which had been approved via electronic consent. The request was for a shed that exceeded the guideline dimensions by 1 foot. The Board motioned, seconded, and approved the variance with no further comment.

