

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 21, 2025**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Founders Village Master Association, Inc. met via Zoom on August 21, 2025. The meeting was called to order at 6:05 p.m. by Director Thompson. Directors present were Chris Thompson, Ainslie Neubert, and Ross Bellamy. Also in attendance was Jay Cantrell, pool management with Front Range Recreation; Alisia Kear, management with PCS. There were no homeowners in attendance.

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 no homeowners in attendance.

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 June 5, 2025. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for June 5, 2025 as presented.

FINANCIAL REVIEW

The financial statements through July 31, 2025, were reviewed. A motion was duly made and seconded to approve the financial statements, subject to correcting the classification of retained earnings to reflect under the Equity section rather than Liabilities. The motion carried.

LEGAL REPORTS

The Board received updates from legal counsel regarding ongoing collection and covenant enforcement matters. Counsel reported that certain homeowners had not complied with required actions. Consistent with prior Board authorization, legal counsel will proceed with filing the appropriate motion with the court.

METROPOLITAN DISTRICT UPDATES

The Board was advised that the Villages at Castle Rock Metropolitan District No. 4, which provides funding for the maintenance, staffing, and operations of the pool and the Ridge House clubhouse, is evaluating the potential transition to a non-lifeguarded pool model in future seasons. The discussion is ongoing, and the update was provided for informational purposes.

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.

POOL MANAGEMENT REPORT

Jay Cantrell of Front Range Recreation provided an update to the Board regarding pool operations. The Board also discussed the possibility of hosting a concert in the park, potentially a fall event on a Friday or Saturday evening. Front Range Recreation was asked to contact the County regarding event requirements. The Board discussed the possibility of soft rock music for the event.

Additionally, a homeowner suggested a band they are familiar with that could provide services for the event. The Board agreed to have Ms. Kear follow up with the homeowner to obtain additional details.

UNFINISHED BUSINESS

The Board discussed the proposed Community Standards revisions concerning the paint options project. Director Bellamy recommended reviewing paint options from a comparable community that may better reflect modern color trends and align with acceptable standards within the Association. The PCS office assembled these proposed color palettes for consideration; however, additional Board direction is required to determine which options will be approved and which will be eliminated. Directors Neubert and Bellamy agreed to take on this project and conduct the review to move it forward.

Founders Village Master Association

Board of Directors Meeting

August 21, 2025

Page 2

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

The next board meeting will be tentatively set to November 20, 2025 at 6:00 p.m. for the Annual Meetings. There being no further business, a motion was made, seconded, and unanimously passed to adjourn at 7:15 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 19th day of February 19, 2026.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

By ___/s/Alisia Kear_____
Secretary/Authorized Agent