

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 19, 2026**

CALL TO ORDER/QUORUM VERIFICATION

The Board of Directors for the Founders Village Master Association, Inc. met via Zoom on February 19, 2026. The meeting was called to order at 6:02 p.m. by Director Bellamy, at which time a quorum of the Board was confirmed. Directors present were Ross Bellamy, Michelle Souders, Andy Flynn, and Mal Bickhart. Also in attendance were Andrew Richardson and Katie Martin with Front Range Recreation pool management, and Alisia Kear with PCS management. There were no homeowners in attendance.

The meeting began with the existing Board members welcoming the new Board members, introductions being made, and appreciation expressed for their willingness to serve and volunteer their time to the Board. A significant portion of the meeting was spent updating the new Board members on their roles and responsibilities, current community projects, and how Board decisions and involvement impact the community.

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 August 21, 2025. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for August 21, 2025 as presented.

FINANCIAL REVIEW

The financial statements through December 31, 2025, were reviewed. A motion was duly made and seconded to approve the financial statements as presented. The motion carried unanimously.

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. Two accounts were discussed that were proceeding with legal enforcement. A motion was duly made, seconded, and passed to ratify approval for those accounts to proceed with legal counsel and the appropriate legal action.

METROPOLITAN DISTRICT UPDATES

The Villages at Castle Rock Metropolitan District No. 4, which provides funding for the maintenance, staffing, and operations of the pool and Ridge House clubhouse, is replacing the front doors and funding the project, along with several other operational items within the clubhouse that needed to be addressed and are being coordinated through management.

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 new Board members were also advised regarding the reports and what items to review and monitor moving forward. A new Collection Policy, updated to comply with current Colorado law, was presented to the Board for review. Upon a motion duly made and seconded to ratify approval of the revised Collection Policy, the motion passed.

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POOL MANAGEMENT REPORT

New pool manager Andrew Richardson was introduced to the Board, and Katie Martin was also present on the call with Front Range Recreation. They provided updates to the Board and discussed upcoming social events for the community. Mr. Richardson and Ms. Martin also reviewed ongoing operational items currently being coordinated with management related to pool opening preparations and other projects in progress.

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 new Board members also expressed interest in being involved in the updated paint color selections. The existing and proposed paint binders will be provided to the Board for further review prior to finalization. This project remains in progress.

NEW BUSINESS

An updated Covenant Enforcement Resolution was presented to the Board, including revisions to comply with current Colorado law. After management provided a detailed explanation of the updated process to the new Board members, a motion was duly made, seconded, and passed to approve the revised resolution for execution.

The concrete alleyway project for Filings 11 and 12 was discussed. Additional proposals are still being obtained at this time, as some contractors have advised they will not complete the work in phases or portions, making proposals more difficult to obtain. The Board requested review of the additional proposals once received prior to approving an estimate for the repairs. An update was also requested regarding the financial position of the Filing funds and the Association's ability to handle a project of this size.

ADJOURNMENT

The next board meeting will be tentatively set to May 21, 2026 at 6:00 p.m. There being no further business, a motion was made, seconded, and unanimously passed to adjourn at 8:29 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 21st day of May, 2026.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

By /s/Alisia Kear
Secretary/Authorized Agent