

**FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 21, 2026**

CALL TO ORDER/QUORUM VERIFICATION

The Board of Directors for the Founders Village Master Association, Inc. met via Zoom on May 21, 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, Ainslie Neubert 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.

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 February 19, 2026. Upon final review, motion was made, seconded and with no public comment unanimously passed to approve the Board of Directors meeting minutes for February 19, 2026 as presented.

FINANCIAL REVIEW

The financial statements through April 30, 2026, 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 provided updates on specific accounts where required actions remained outstanding, and the Board was provided with recommended next steps from legal counsel. The Board also received an update regarding legal correspondence provided in response to a homeowner matter concerning Association responsibilities.

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, was provided with a recap and update on items currently being addressed at the facility as part of their meeting packet.

MANAGEMENT REPORT

Ms. Kear provided the Board with one item for review and ratification regarding 96 S. Lindsey Street, to approve the current paint colors on the home. A motion was made and seconded to ratify the approval of the current paint colors at 96 S. Lindsey Street. The motion carried.

Ms. Kear also reviewed correspondence sent and received during the month, including the ACC log and violation log, as well as a Castle Rock Water update pertaining to current drought conditions and the issuance of covenant violations.

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POOL MANAGEMENT REPORT

Andrew Richardson and Katie Martin provided a pool and facility update, including items requested by the Metropolitan District. The FRR team reported that they were awaiting one remaining part to complete repairs to certain pool furniture. They also provided an update on the “No Diving” signage project, noting that tile inserts were being developed for installation around the pool.

The FRR team also provided an update on the Easter social event, which was impacted by a change in weather and resulted in the cancellation of the bounce house. The Association will not be charged for the canceled bounce house. FRR advised that the unused event funds would be applied toward another event during the season to make up for the portion of the Easter event affected by the weather.

UNFINISHED BUSINESS

Community Standards/Paint Update: Ms. Kear provided an update on the Community Standards paint project. Directors had provided input on the digital paint binder and the color schemes to be included, and the digital binder was being updated accordingly. The Board reviewed the proposed revisions to the exterior painting requirements, including requiring all full-house repaints to be submitted for approval and establishing separate processes for same-color repaints and new or changed colors. Two Directors agreed to create the new forms needed for these two application processes. The physical paint binder will be assembled once the updated color selections are finalized in the digital binder. The Community Standards revisions and paint project remain in progress and will be brought back to the Board for final approval.

Officer Slate: The Board reviewed and discussed the responsibilities associated with each officer position, as provided in the Board packet. Following discussion, a motion was made, seconded, and unanimously passed to approve the officer slate as follows: Ross – President; Ainslie – Vice President; Mal – Secretary; Michelle – Treasurer; and Andy – Member at Large.

Filing 11/12 – Concrete Alleyway Project: The Board reviewed the Filing 11/12 financials, including the current reserve balance of approximately \$18,000, and the estimated costs associated with the necessary concrete alleyway replacements. Due to the scope and cost of the work, the project will be completed in phases.

Following discussion, a motion was made, seconded, and unanimously passed to approve contractor Longbridge for Phase 1 in the amount of \$58,200.00. The Board requested advance communication to Filing 11/12 residents regarding the project, including community notices and door hangers for directly impacted homes, with specific notice that the new concrete cannot be driven on during the required cure period.

With approximately \$18,000 currently available in the Filing 11/12 reserves, the Master Association will provide approximately \$40,000 from Master Association funds toward Phase 1. The Board discussed its intent for Filing 11/12 owners to reimburse the Master Association for these funds over a two-year period.

The regular Filing 11/12 assessment is also being reviewed to ensure future operating expenses are adequately funded by Filing 11/12 owners, reserves are appropriately rebuilt for future capital projects, and the approximately \$40,000 advanced by the Master Association is repaid over the two-year period. The revised assessment amount and repayment structure will continue to be discussed, with notice to be provided to Filing 11/12 owners prior to the new assessment beginning January 1, 2027.

NEW BUSINESS

The Board reviewed the proposed Flag and Sign Policy provided in the meeting packet. Following discussion, a motion was made, seconded, and unanimously passed to approve the Flag and Sign Policy for implementation within the community.

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ADJOURNMENT

The next board meeting will be tentatively set August 20, 2026 at 6:00 p.m. There being no further business, a motion was made, seconded, and unanimously passed to adjourn at 8:07 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 20th day of August, 2026.

FOUNDERS VILLAGE MASTER ASSOCIATION
BOARD OF DIRECTORS

By ___/s/Alisia Kear_____
Secretary/Authorized Agent