

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
FOUNDERS VILLAGE METROPOLITAN DISTRICT AND  
VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO.4  
HELD

July 17, 2024

A regular meeting of the Boards of Directors of Founders Village Metropolitan District and Villages at Castle Rock Metropolitan District No. 4 (referred to hereafter as "Boards") was convened on the 17<sup>th</sup> day of July 2024, at 7:30 A.M., via teleconference platform accessible to the public.

ATTENDANCE

Directors in Attendance Were:

Jeremy Groves, President  
Matt Hilinski, Vice President  
Mary Cates, Treasurer  
Mike Meachum, Assistant Secretary  
Carolyn Kranse, Director

Also, in Attendance Were:

O. Karl Kasch; Cimarron Consultants, Inc.  
Kenny Parrish, Andrew Kunkel, Ronnie Kenfield, Nic Ortiz, and Doug Campbell; Pinnacle Consulting Group, Inc.  
Glory Schmidt; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Cathy Hamilton, CPA; Simmons & Wheeler, P.C.

Director Groves called the meeting to order at 7:31 A.M.

ADMINISTRATIVE MATTERS

Agenda: The Boards reviewed the Agenda. Following review and discussion, upon motion duly made by Director Hilinski, seconded by Director Meachum and, upon vote, unanimously carried, the agenda was approved.

Meeting Location/Notice: The Boards entered a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Boards further noted that notice of this location was duly posted.

Declaration of Quorum: Director Groves declared that a quorum of the Boards was present, with five out of five members in attendance.

Disclosure of Potential Conflicts of Interest:

Director Groves inquired whether there were any conflicts to disclose by the Board members present. There were no conflicts to disclose.

Consent Agenda: The Boards considered the following items on the consent agenda:

1. Approval of June 19, 2024, Regular Meeting Minutes.
2. Ratification of District Work Orders and/or Construction Change Orders in the amount of \$12,460.02.
3. Ratification of Payment of Claims through the period ended May 31, 2024, totaling \$0 for Founders Village Metropolitan District, and \$276,257.96 for Villages at Castle Rock Metropolitan District No. 4.
4. Acceptance of unaudited Financial Statements through the period ended May 31, 2024.

Following review and discussion, upon motion duly made by Director Kranse, seconded by Director Meachum and, upon vote, unanimously carried, the Boards approved the consent agenda items.

Public Comments: No Public Comments were brought before the Boards.

Board Member Comments:

Mr. Parrish discussed Director Kranse's Director position with the Boards and recommended electing her to the position of Assistant Secretary. Following review and discussion, upon motion duly made by Director Groves, seconded by Director Meachum and, upon vote, unanimously carried, the Boards elected Director Kranse to the position of Assistant Secretary.

Manager/  
Administrator  
Matters

Management Report: Mr. Kasch reviewed the written Manager's Report with the Boards and answered questions. Mr. Kasch provided an update regarding the Bondholder Notice, highlighted recent meetings with Joel Laufer, an upcoming meeting with the USBank Trustee, and discussed the timeline for its distribution and voting. Mr. Kasch provided an update regarding Long-Term Land Lease discussions with the Town of Castle Rock for Tracts G and H and described a new Base Survey being completed. Mr. Kasch noted the property could be used for future

District amenities and Mr. Kenfield concurred. Mr. Kasch noted the Founders Parkway 3.09-acre Parcel is currently on hold. Mr. Kasch discussed the Smart Controller / Flow Links / Start-up Project and Mr. Kenfield added additional clarification regarding watering zone difficulties and remediation efforts. Mr. Kasch discussed construction plan amendments for the North Trails Segments (Phase 1) project and highlighted requested changes to the trail location from the Town of Castle Rock. Director Meachum commented regarding the short-term maintenance of the Xcel Corridor and Mr. Kenfield responded. Mr. Kasch discussed the Xcel easement, noting it is in the design phase, and recommended details for future maintenance responsibilities following submission and approval of the plans by the Town of Castle Rock. Mr. Kasch discussed the Filing 7 Neighborhood Park, noting the completion of a Base Survey and design work being completed by Terracina. Management anticipates preliminary designs for Board review at the regular board meeting in August. Mr. Kasch discussed recently completed Ridge House Enhancements and mixed river cobble and noted similar work completed outside of the District by Design Scapes. Mr. Kasch discussed the North Pool Pavilion and Pathway project, noting delays in site development plan approval from the Town of Castle Rock and noted the need to bid on the project and referenced options for bidding. Mr. Kasch discussed his dissatisfaction with delays from the Town of Castle Rock. Mr. Kasch discussed the District 9 / Sanitary Sewer Outfall (Phase 1) project noting the completion of District plans, plans for approval of the "combined project" IGA, the project bidding timeline, and the needed funding and participation agreement to be presented at the next regular meeting. Director Groves discussed a related parcel that may be for sale, and Mr. Kasch responded.

Operations and Maintenance Update by Assistant Managers:

Mr. Kenfield provided the Operations and Maintenance update to the Boards highlighting weed control measures and storm damage caused by high rain volume and plans for remediation to include larger boulders in drainage channels. Mr. Kasch requested clarification regarding drainage responsibilities of the Town of Castle Rock and conditions during the 2024 season and Mr. Kenfield responded. Mr. Kasch requested clarification regarding the process for utility locates and Mr. Kenfield responded. Mr. Kenfield discussed Mickelson entryway enhancements and a completed quality assessment and

noted minor repairs and replacements. Mr. Kenfield discussed Ridgehouse Enhancements to include 6 - 8 ft tree replacements and Mr. Kasch inquired into the desired age of trees to be installed. Mr. Kasch discussed the Town of Castle Rock's maintenance responsibilities for Founders Park along Endured Blvd and the quality of the work being completed, and Mr. Kenfield responded. Mr. Kenfield discussed tree pruning for trees exceeding 15 ft and Mr. Kasch requested clarification regarding pine tree limbing being included in the District's maintenance contractor agreement and Mr. Kenfield responded.

Mr. Kasch discussed resident outreach regarding the North Trails Segments Phase 1 project for fence replacements. Director Groves discussed the necessity for uniformity during fence replacements and recommended granting the individual residents the option to choose between 3ft and 6ft fences. Mr. Kasch discussed trailhead signage throughout the district and the need to replace certain signage due to weathering and degradation. Director Hilinski noted resident use of E-Bikes and E-Scooters throughout the district and inquired into the need to include verbiage regarding motorized vehicle use. Director Groves noted his experience walking district trails and noted residents often operate electric vehicles in a respectful manor. Mr. Kasch inquired into mowing completed by the Town of Castle Rock and Director Groves commented regarding the duration of time between mowing and highlighted bushes and trails needing maintenance on the switch back portion of the trail. Mr. Kasch discussed final acceptance of portions of the trail with the Town of Castle Rock and highlighted the importance of the License and Maintenance Agreement and the need for the District to maintain the area until final acceptance is completed.

Mr. Kasch provided background regarding the removal of trees at 700 Howe Ct. and emphasized the importance of removing the tree roots during the process. Mr. Kasch reiterated the Boards requests to evaluate efforts by the HOA to remediate the issue and discussed the need to address the matter with the homeowner jointly. Mr. Kenfield discussed efforts for resident outreach and proposal negotiations to complete the project. Director Hilinski inquired into the cost to complete the project and Mr. Kenfield responded. The Boards further discussed options for coordination with the homeowner. Director

Groves inquired into additional options for financial compensation to the district and options for a legal agreement and Mr. Kasch responded.

Turf Reduction Phase 1 & Second Design Firm: Mr. Kasch provided the Turf Reduction Phase 1 update and recommended the Boards consider the engagement of a second design firm.

Resolution Authorizing for Integrated Project Delivery for Turf Reduction Program: Mr. Kasch presented the Resolution Authorizing for Integrated Project Delivery for Turf Reduction Program to the Boards. Director Kranse inquired into the impact of vehicle traffic in the project vicinity and Mr. Kasch responded. Director Kranse inquired into project management coordination and Mr. Kasch responded. Director Groves inquired into the individual project responsibilities of each contractor and Mr. Kasch responded. Following review and discussion, upon motion duly made by Director Kranse, seconded by Director Hilinski and, upon vote, unanimously carried, the Boards approved Director Groves signatory authority to execute the Resolution Authorizing for Integrated Project Delivery for Turf Reduction Program and to engage Design Scapes as a second designer/ contractor for the Turf Reduction Program.

Review General Fund and Capital Project Fund Status Reports: Mr. Kasch reviewed the General Fund and Capital Project Fund Status reports with the Boards and noted many of the projects had been reviewed previously during the Management Team update. Mr. Kasch highlighted the design timeline for the Heritage Avenue Phase 3 Streetscapes project, enhancements for Filing No. 9 Tract A, and Filing No. 9 Tract C. Director Groves discussed rain flow in Tract C and Mr. Kasch discussed reevaluating the project design. Mr. Kasch discussed the Town of Castle Rock's suggestion for the relocation of the joint use Maintenance Yard Storage with the Boards. Mr. Kasch and Mr. Kenfield discussed the Ridgehouse Parking lot and noted needed repairs and replacements in 2025. Mr. Kasch noted the Trail and Community Shelter project is currently on hold pending the finalization of the License and Maintenance Agreement. Mr. Kasch discussed the Town of Castle Rock's interest in the District completing the Tract G and H Future Community Recreational Facilities Project.

Public Outreach and Preliminary Outline on District Financing and Tax Issues: Mr. Kasch discussed the Public Outreach and Preliminary Outline on District Financing and Tax Issues with the Boards and reiterated the importance of consistent communications with residents. Following review and discussion, upon motion duly made by Director Groves, seconded by Director Hilinski and, upon vote, unanimously carried, the Boards approved the Public Outreach and Preliminary Outline on District Financing and Tax Issues, as presented, and authorized it's distribution as needed.

FINANCIAL MATTERS

2024 Development Fee Rebates from Town of Castle Rock: Mr. Kasch discussed the receipt of the Q2 2024 Development Fee Rebates from the Town of Castle Rock and noted delays due to the Bella Mesa development.

Legal Matters

Status Report for Ongoing 2023 Legal Agreements: Mr. Kasch noted the majority of the 2023 Legal Agreements had been discussed previously and highlighted the Streetscape Construction and Maintenance Easement Agreement for Wagonwheel Streetscapes.

IGA with the Town of Castle Rock(Sewer Line and Parkway Reconstruction): Mr. Kasch presented the IGA with the Town of Castle Rock (Sewer Line and Parkway Reconstruction) to the Boards and reviewed project details and timelines. Following review and discussion, upon motion duly made by Director Groves, seconded by Director Meachum and, upon vote, unanimously carried, the Boards approved the IGA with the Town of Castle Rock (Sewer Line and Parkway Reconstruction) subject to management and legal counsel finalization of surety terms acceptable to the District.

Streetscape Construction and Maintenance Easement Agreement: Mr. Kasch provided an update regarding the Streetscape Construction and Maintenance Easement Agreement with the Boards. Following review and discussion, upon motion duly made by Director Meachum, seconded by Director Kranse and, upon vote, unanimously carried, the Boards approved the Streetscape Construction and Maintenance Easement Agreement, as presented.

Right of Entry Agreement and Master Association Enforcement (700 Howe Ct.): Mr. Kasch noted the Right of Entry Agreement and Master Association Enforcement (700 Howe Ct.) matter had been discussed previously during the Operations and Maintenance Update and recommended the Boards consider approving it subject to final modifications for equitable payment terms. Following review and discussion, upon motion duly made by Director Groves, seconded by Director Meachum and, upon vote, unanimously carried, the Boards approved the Right of Entry Agreement and Master Association Enforcement (700 Howe Ct.), subject to final modifications for equitable payment terms.

OTHER BUSINESS


There was no Other Business to come before the Boards.


ADJOURNMENT

There being no further business to come before the Boards, the meeting adjourned at 9:20 a.m.

THESE MINUTES ARE APPROVED AS THE OFFICIAL July 17, 2024, MINUTES OF THE FOUNDERS VILLAGE METROPOLITAN DISTRICT AND VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4 BY THE BOARD OF DIRECTORS SIGNING BELOW:

  
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Jeremy Groves

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Mike Meachum  
  
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Matt Hilinski

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Mary Cates  
  
\_\_\_\_\_  
Carolyn Kranse