

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

May 15, 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 15th day of May 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.
Joe Norris; 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 April 17, 2024, Meeting Minutes.
2. Ratification of District Work Orders and/or Construction Change Orders in the amount of \$164,427.82.
3. Ratification of Payment of Claims through the period ended March 31, 2024, totaling \$0 for Founders Village Metropolitan District, and \$211,724.22 for Villages at Castle Rock Metropolitan District No. 4.
4. Acceptance of unaudited Financial Statements through the period ended March 31, 2024.

Following review and discussion, upon motion duly made by Director Meachum, seconded by Director Hilinski 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: No Board Member Comments were brought before the Boards.

Manager/
Administrator
Matters

Management Report: Mr. Kasch reviewed the written Manager's Report with the Boards and answered questions. Mr. Kasch noted refinements to the Management Report and noted the inclusion of key projects. Mr. Kasch noted the License and Maintenance Agreement with Castle Rock is currently on hold and discussed the status of the Founders Parkway parcel to be conveyed to the Town of Castle Rock. Mr. Kasch discussed the status of the Smart Controller and irrigation start-up process and noted the North Trails Segments (Phase 1) bidding package is nearing completion. Mr. Kasch also reported the Filing 7 Neighborhood Park Base Surveying has been completed. Site Master planning to follow in June.

Operations and Maintenance Update by Assistant Managers: Mr. Kenfield provided the Operations and Maintenance update to the Boards and discussed spring cleanup and landscaping enhancements to include items such as refreshed bark mulch beds, tree and shrub pruning,

fertilization, weed removal and spraying, and irrigation system checks. Director Hilinski requested clarification regarding Phase Two of the North Trails project and Mr. Kasch responded noting there are three total project phases and outlined the details of each phase. Mr. Kenfield discussed landscaping enhancements to the Ridge House and noted work being completed by Front Range in anticipation of Memorial Day weekend and pool opening.

Review General Fund and Capital Project Fund Status Reports: Mr. Kasch reviewed the General Fund and Capital Project Fund Status reports and noted certain items that were discussed during the Management Report. Mr. Kasch highlighted the revised site plan for the North Pool Pavilion project noting changes to the planned trail location requested by the Town of Castle rock and discussed communications received by residents regarding concerns for noise and future usage of the Pavilion so close to Filing 14 homesites. Mr. Kasch suggested replacing the existing three rail fence abutting the residents' properties with a 6 ft privacy fence to alleviate potential concerns. Director Meachum requested coordination with the affected residents prior to replacement and Mr. Kasch responded. Mr. Kasch discussed the bidding and construction timeline for the Sewer Outfall project noting ongoing revisions to the Intergovernmental Agreement with the intention of bringing the Intergovernmental Agreement for the Boards review and approval at the June meeting. Mr. Kasch discussed the Wagon Wheel streetscapes project and noted Mr. Norris is finalizing the needed Funding and Easement Agreement in coordination with the Enclave HOA and the various funding participants.

Public Outreach and Preliminary Outline on District Financing and Tax Issues: Mr. Kasch noted the draft of the informational flyer regarding Public Outreach and Preliminary Outline on District Financing and Tax issues is nearing completion. Director Groves and Director Meachum noted difficulties with resident education and understanding on the topic and noted limited engagement and attendance at District Board meetings. Director Kranse noted the common misunderstanding between the Metropolitan District and the HOA.

Website Compliance Discussion: Mr. Parrish discussed recent state legislation regarding public entity digital accessibility standards with the Boards and presented the executed Master Service Agreement with Streamline

for ratification. Following review and discussion, upon motion duly made by Director Cates, seconded by Director Meachum and, upon vote, unanimously carried, the Boards ratified the Master Service Agreement with Streamline.

FINANCIAL
MATTERS

Development Fee Rebates. Q1 of 2024 Town of Castle Rock: Mr. Kasch discussed the Development Fee Rebates for Q1 of 2024 from the Town of Castle Rock with the Boards and noted lower, recent Fee Rebates due to the slower Bella Mesa development.

Authorization of Bond Interest Payment: Ms. Hamilton requested the Boards authorize the first Bond Interest payment for 2024 in the amount of \$2,625,000.00. Following review and discussion, upon motion duly made by Director Cates, seconded by Director Meachum and, upon vote, unanimously carried, the Boards authorized the first Bond Interest payment for 2024 in the amount of \$2,625,000.00.

Legal Matters

Status Report for Ongoing 2023 Legal Agreements: Mr. Kasch reviewed the Agreements Status Report for ongoing 2023 legal agreements and discussed options for repairs to District property that will be available through the License and Maintenance Agreement with reimbursements by the town allowing the District to dictate standards for repairs. Mr. Kasch discussed the Long-Term Land Lease Agreement for Tracts G and H and noted concerns communicated by the Town of Castle Rock regarding the perception of restricted bond funds for these future public improvements. Director Hilinski requested the estimated date for completion and Mr. Kasch responded. Mr. Kasch noted the Trail Shelters Construction and Maintenance Agreement is on hold pending the finalization of the License and Maintenance Agreement and discussed the current status of the Wagon Wheel Street Scape Agreement. Mr. Kasch discussed the Right-of-Entry Agreement and discussed the importance of removing dead cottonwood trees encroaching on District property. Mr. Kasch discussed the location of the cottonwood trees located on private property and highlighted the need for coordination with the residents. Mr. Kenfield noted he is working to establish communication with the residents and is coordinating with a contractor to complete the work pending an agreement with the homeowner.

Discussion Regarding Proposed IGA with the Town of Castle Rock (Sewer line and Parkway Asphalt Replacement): Mr. Kasch noted the Proposed IGA with the Town of Castle Rock (Sewer line and Parkway Asphalt Replacement) was discussed during the Management Report and noted the Proposed IGA with the Town of Castle Rock (Sewer line and Parkway Asphalt Replacement) will be presented to the Boards for review and approval at the June Board meeting.

Submittal Package to Trustee and Bond Holders with input from Joel Laufer, Special Council: Mr. Kasch provided an update regarding the Submittal Package to Trustee and Bond Holders with Input from Joel Laufer, Special Council, and noted final revisions to the Submittal Package to the Trustee are nearing completion.

Legislative Updates: Mr. Norris provided Legislative Updates to the Boards and highlighted changes to website accessibility compliance standards for Special Districts. Mr. Norris discussed Bills altering requirements for public meetings and open records requests that did not pass. Mr. Norris discussed a bill regarding Tap Fee requirements for Special Districts and described the process of reducing the first draft of the Bill from twenty pages to a single paragraph. Mr. Kasch requested clarification regarding the substantiation of fee schedules and Mr. Norris responded. Mr. Norris discussed a Bill regarding taxes and potential changes to the State of Colorado's tax assessment rate and noted complications to the process and the likelihood of needed changes following passage of the bill in the future.


OTHER
BUSINESS

There was no Other Business to come before the Boards.

ADJOURNMENT

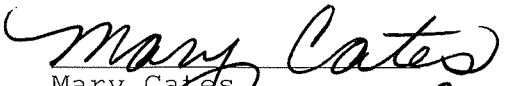
There being no further business to come before the Boards, the meeting adjourned at 8:47 a.m.

THESE MINUTES ARE APPROVED AS THE OFFICIAL May 15, 2024, MINUTES OF THE FOUNDERS VILLAGE METROPOLITAN DISTRICT AND VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4 BY THE BOARD OF DIRECTORS SIGNING BELOW:


Jeremy Groves


Mike Meachum


Matt Hilinski


Mary Cates


Carolynn Kruse