

NOTICE OF SPECIAL MEETING
FOUNDERS VILLAGE METROPOLITAN DISTRICT
AND VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Founders Village Metropolitan District and Villages at Castle Rock Metropolitan District No. 4, Douglas County, Colorado, shall be held on Wednesday, December 14, 2016, at 7:30 A.M., at 6551 S. Revere Parkway, 2nd Floor Conference Room, Englewood, Colorado. At such meeting, the Board shall conduct the regular business of the District and any other business which may come before the Board. All meetings are open to the public. The Board reserves the right to adjourn to an executive session to discuss items allowed under C.R.S. 24-6-402(4).

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Carolynn Kranse	President	5/2018
Jerry Biesboer	Vice President/Treasurer	5/2020
Cathy Claussen	Director/Assistant Secretary	5/2018
Brandon Fletcher	Director/Assistant Secretary	5/2020*
Vacant	Director/Assistant Secretary	5/2020*

AGENDA

- 1) Administrative Matters
 - a) Call to Order/Approve/Agenda/Confirm Location and Notice of Meeting
 - b) Declaration of Quorum
 - c) Conflict Disclosures
 - d) Approval of Minutes
 - e) 2017 Regular Meeting Dates
 - f) Community Comment
 - g) Board Member Comment
- 2) Development Updates
 - a) Build Out Schedule Re: Filing No. 25
 - b) Memmen Trust Property
 - c) Reddy Property (Filing No. 21)
 - d) Ridge View Commercial Development
 - e) Town Waterline Connection
- 3) Financial Matters
 - a) Ratify Approval of Work Orders and/or Change Orders
 - b) Approval of Claims
 - c) Acceptance of Unaudited Financial Statements
 - d) Development Fee Rebates
 - e) 2017 Budgets/Mill Levy Comparison
 - f) Capital Projects Fund
- 4) Legal Matters
 - a) First Amendment to Lease Agreement with FVMA
 - b) First Amendment to Facilities Management Agreement with PCMS
- 5) Operations and Maintenance Programs
 - a) 2016 Base Landscape Maintenance Contract/2017 Scope of Services and Base Landscape Maintenance Proposal
 - b) Pool and Clubhouse Operations
 - c) Ridge Road/Enderud Round-About
 - d) Highway 86 Entry Monument
 - e) Filing No. 9 Tract A Drainage and Tract C Enhancement Projects
 - f) 2017 Mikelson Blvd. Streetscape

- 6) Capital Improvement Projects
 - a) Enderud Phase 5 Streetscape
 - b) Trail Projects
- 7) Manager/Administrator Items
 - a) Director Vacancy
- 8) Other Business
- 9) Adjournment

Should an individual require accommodation in order to participate at the meeting, the District requests that the individual contact the District's office in advance of the public meeting to provide notice of the requested accommodation.

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By: _____/s/ Kammy K. Tinney, Secretary