

**FOUNDERS VILLAGE METROPOLITAN DISTRICT
VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4
6551 S. Revere Parkway, Suite 265
Englewood, Colorado 80111**

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

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Jerry Biesboer	President	5/2020
Jeremy Groves	Vice President	5/2022
Patrice Neef	Treasurer	5/2020
Ron Claussen	Director/Assistant Secretary	5/2022
Thomas Valdez	Director/Assistant Secretary	5/2020

DATE: May 16, 2019 (Thursday)
TIME: 7:00 P.M.
PLACE: The Ridge House
4501 Enderud Boulevard
Castle Rock, Colorado

I. ADMINISTRATIVE MATTERS

- A. Call to Order/Approve Agenda/Confirm Location and Notice of Meeting.

- B. Declaration of Quorum.

- C. Present disclosures of potential conflicts of interest.

- D. Review and approve minutes of the April 17, 2019 regular meeting (copy attached).

- E. Community Comments for items not on the approved agenda, limited to 3 minutes per person.

- F. Board Member Comments.

II. MANAGER/ADMINISTRATOR ITEMS

- A. Status of Monthly Manager's Corner Website Updates.

III. DEVELOPMENT UPDATES

- A. Filing No. 25 (Richmond Seasons) – Update regarding new home building, Development Fee collections, and improvements. Discuss final fence and irrigation inspections and probationary acceptance by EDI.
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- B. Filing No. 21 (The Enclave – Pacific North Enterprises) – Update regarding status of the townhome development (88-units), Development Fees, and four-party joint Funding Agreement for Wagonwheel Trail streetscape. Discuss landscape architect design work and revised irrigation strategy.
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- C. Update regarding 12-Acre NB-Commercial Parcels (Heritage Avenue).
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- D. Update regarding 175-acre Memmen preliminary project applications submitted to the Town of Castle Rock.
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IV. FINANCIAL MATTERS

- A. Review and consider ratification of District Work Orders and/or Construction Change Orders (to be distributed at meeting).
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- B. Review and approve payment of claims through the period ending April 30, 2019 totaling \$_____ for Founders Village Metropolitan District, and \$_____ for Villages at Castle Rock Metropolitan District No. 4 (to be distributed via separate email from accounting).
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- C. Review and accept unaudited Financial Statements through the period ending April 30, 2019 (to be distributed via separate email from accounting).
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- D. Consider authorization of June 1st debt service payment.
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V. OPERATIONS AND MAINTENANCE PROGRAMS

- A. Status Report – 2019 Landscape Maintenance Services. Brightview Landscape Maintenance update on winter irrigation, spring start-up activities, fence damage, and new BrightView staff transition. Discuss 2019 tree program and minor enhancements.

- B. District Storage and Maintenance Facility (Filing 25/Tract C) – Update regarding preliminary design submittals to the Town of Castle Rock, construction schedule, lease extension and, Funding and Construction Agreement(s) with the Town of Castle Rock. Discuss potential community meetings.

- C. Update on Mikelson Phase 5 Streetscape completion schedule, median flatwork, monument sign, plant/tree availability. Discuss monument sign lighting and power.

- D. Update on major fence repairs, 2019 staining program, stone column retrofit (15) and 3-rail closure along Enderud Boulevard.

VI. IMPROVEMENT PROJECTS

- A. Discuss status of deferred Ridge House site’s buildings and utility improvements.

- B. Discuss task schedule and project phasing for Filing 15/Tract H site.

- C. Update on other 2019 General Fund projects.

VII. LEGAL MATTERS

- A. Update on water/wastewater capacities and costs (KJ), Development Fee Rebates and amended Rebates area discussions with Town of Castle Rock staff. Discuss Bella Mesa/Richmond Rebates.

- B. Update on District Notice of Default and HEI Civil, Inc. Response relating to completion of punchlist for the W. Mitchell Creek Trail Project.

- C. Update on Memmen Trust properties and reconstitution of District No. 9. Review new Second Amended and Restated draft Intergovernmental Funding Agreement (IGFA) between District No. 4 and District No. 9.
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- D. Update on William Memmen Property (28 acres), including status of a potential Inclusion Petition, Inclusion Agreement, Developer Reimbursement Agreement, and additional agreement(s). Discuss critical timeline and statutory events.
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VIII. OTHER BUSINESS

- A. _____

- IX. ADJOURNMENT – The next meeting is Wednesday June 19, 2019, at 7:30 A.M.