

**NOTICE OF REGULAR MEETING**  
**FOUNDERS VILLAGE METROPOLITAN DISTRICT**  
**AND VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4**  
**WWW.FOUNDERSVILLAGEMETRO.ORG**

NOTICE IS HEREBY GIVEN that a regular 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 Thursday, August 15, 2019, at 7:00 P.M., at 4501 Enderud Boulevard, Castle Rock, 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>
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

**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) Community Comments
  - f) Board Member Comments
- 2) Manager/Administrator Items**
  - a) Website Updates
  - b) Review 2018 Annual Report
- 3) Development Updates**
  - a) Richmond Seasons (Filing No. 25)
  - b) The Enclave – Pacific North  
Enterprises (Filing No. 21)
  - c) Update regarding 175-Acres Memmen  
Property PPA
  - d) Update regarding 28-acres W.  
Memmen Property PPA and Lift  
Station
- 4) Financial Matters**
  - a) Ratify Approval of Work Orders and/or  
Change Orders
  - b) Approval of Claims
  - c) Financial Statements
- 5) Operations and Maintenance Programs**
  - a) 2019 Landscape Maintenance
  - b) Storage and Maintenance Facility  
(Filing 25/Tract C)
  - c) Mikelson Phase 5 Streetscape
  - d) 2019 Fence Staining Program
  - e) Maintenance Agreements with Town  
of Castle Rock and District No. 4, pet  
waste stations maintenance.
- 6) Improvement Projects**
  - a) Ridge House Improvements
  - b) Filing 15/Tracts G and H Site
  - c) 2019 General Fund Projects
- 7) Legal Matters**
  - a) Development Fee Rebates  
Amendments
  - b) Update on Memmen Trust Property  
and District No. 9
  - c) Update on W. Memmen Trust  
Properties and inclusion timeline.
- 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.

FOUNDERS VILLAGE METROPOLITAN  
DISTRICT AND VILLAGES AT CASTLE ROCK  
METROPOLITAN DISTRICT NO. 4  
By:           /s/ Chelsey Green, Secretary