

**Painters Ridge Owners Association
Minutes – Special Board of Directors Meeting**

May 3, 2017

Home of President Chuck Hackard
3955 Lions Paw St
Castle Rock, CO 80104

Painters Ridge Owners Association Board of Directors, Community Manager, and Master Delegate

<p>Charles Hackard President 3955 Lions Paw St 303-393-1246 (Home) charleshackard@centurylink.net</p> <p>Liaison to residents on Gentry Pl, Hardrock Pl, and Inwood Pl</p>	<p>Dan Hampton Vice President 4295 Lions Paw St 214-914-6549 (Mobile) 6daniel@earthlink.net</p> <p>Liaison to residents on Dewfrost Pl, Elm Fork Pl, and 4207–4425 Lions Paw St</p>	<p>John Topolnicki Secretary 1360 Chalk Hill Pl 720-733-9355 (Home) 303-961-3662 (Mobile) noblemoki@msn.com</p> <p>Liaison to residents on Bellgreen Pl, Chalk Hill Pl, and 4079–4135 Lions Paw St</p>
<p>Amy Chouinard Treasurer 1462 Fox Hollow Pl 303-565-0500 (Mobile) abishop3@comcast.net</p> <p>Liaison to residents on Fox Hollow Pl, and 4469–4801 Lions Paw St</p>	<p>Shaun Martin Member-At-Large & Chairman Design Review Committee 1335 Ash Hollow Pl 303-993-3755 (Home) 505-328-0199 (Mobile) 828sgm@gmail.com</p> <p>Liaison to residents on Ash Hollow Pl, and 3921–4045 Lions Paw St</p>	<p>Donald Wilden, CMCA Community Association Manager Action Management, LLC 7200 E Dry Creek Rd - Suite F-101 Centennial CO 80112 720-974-0247 (Work) 303-779-5242 (Fax) don@actionmanagementco.com</p>
<p>Painters Ridge Delegate to the Master Association</p>	<p>Arlin Shepard 1438 Hardrock Pl</p>	<p>303-773-1334 (Home) 720-351-1356 (Mobile) ashep1@comcast.net</p>

As used in this document, “PR” means Painters Ridge; “PROA” and “Association” both mean Painters Ridge Owners Association; “Member” and “Owner” both mean a person owning property within PROA boundaries; Resident means a person living within PROA boundaries; “Board” means Painters Ridge Board of Directors; Director means a person elected to the Board; “PR-DRC” means the PROA Design Review Committee; “CVR” means Crystal Valley Ranch; “Master” and “CVRMA” both mean the Crystal Valley Ranch Master Association; M-DRC means the Master Design Review Committee. Agendas may be revised during meetings. Director votes will be upon motion without seconds and will be recorded as yes-no-abstained (example 3-1-1). The Board encourages orderly input from all persons attending meetings subject to time constraints. Members and their agents will have opportunity to address the Board before Directors vote on a matter being considered. When there are opposing views, the Board can impose time constraints on a reasonable number of persons to speak on each side of the subject. Persons wishing to speak should raise their hand and wait to be recognized by the Board President.

- 1. Call meeting to order. (President Hackard)**

The meeting started at 1:00 p.m.

2. Certification of notice of Board Meeting. (Secretary Topolnicki)

This meeting was held without notice to the PR Association Members or posting on the Association website because of the immediate need for decisions regarding the design of the Painters Ridge entry monument, and to discuss several PR Guideline violations needing immediate attention.

3. Persons attending the meeting.

<i>Chuck Hackard</i>	<i>Director</i>	<i>Amy Chouinard</i>	<i>Director</i>
<i>Dan Hampton</i>	<i>Director</i>	<i>Shaun Martin</i>	<i>Director</i>
<i>John Topolnicki</i>	<i>Director</i>		

4. Ratification of quorum. (Secretary Topolnicki)

(Three Directors must be present before official business and voting can occur.)

Director Topolnicki confirmed that five of the five Directors were present at the meeting; therefore the quorum requirement of three Directors was satisfied.

5. Discussion concerning reporting Member email dated 2017-04-15 re violations of PR Guidelines.

a. Director Hackard reported that his inspections concerning the reported violations determined that several were no longer visible.

b. He spoke with a Member and requested that the Members trash receptacles be kept out of view, and the Member has complied.

c. Re lumber stored on a Member driveway: a PR-DRC request to do more work on the Member's deck and patio area has been submitted, and the Member plans to have the new contractor remove the extra material.

d. Proper paperwork has been submitted to paint the exterior of a home next to the reporting Member.

e. Re reporting Member's inquiry re length of time construction trailers can be parked within Painters Ridge, PR guidelines provide: (Language bolded for emphasis)

VI. CONSTRUCTION REGULATIONS

D. Parking / Site Access / Community Access

All construction and/or construction traffic shall not interfere with the free passage of traffic through and around the site. Construction traffic must be sensitive to the traffic patterns, speed limits, and needs of the community. No parking of vehicles or storage of materials will be permitted in protected native vegetation areas. All construction traffic, including deliveries must be confined to the designated driveway for the lot/home under construction. In an effort to minimize the amount of dirt and mud tracked onto the streets, the approximate driveway location

*should be staked prior to foundation excavation. Road base to a minimum depth of 4" for the driveway must be installed immediately following the installation of the roof framing system. This base course shall be periodically maintained and replenished as needed, throughout the entire construction process. **No vehicles or storage trailers will be left on the public roads overnight.***

F. Temporary Structures / Signs

The installation and location of all temporary structures such as construction site trailers must be approved by the DRC & CVRD. These structures, if allowed, must be promptly removed upon the completion of construction. Building permit boxes shall not be attached to existing trees or vegetation. No contractor or sub-contractor signs are allowed other than those permitted within the Crystal Valley Ranch Signage Guidelines. Refer to the Sign Criteria requirements.

f. The Directors did a visual inspection re the reported violations and confirmed the inspections completed by Director Hackard.

g. Director Hackard will email the reporting Member re the resolution of the violations complained of.

6. Inspection of Member property in need of exterior cleanup.

The Directors made a visual inspection and decided that the need for cleanup of back and north side yard was severe enough that the Association Manager will be directed to issue a first notice of violation to the Member owner of the property.

7. Discussion and action re PR entryway reconstructed monument.

a. After reviewing Attachments #1 and #2, the Directors determined that the reconstructed monument was not in accordance with the design presented at a Crystal Valley Ranch public meeting held by Jerry Richmond, Manager for Crystal Valley Recovery Acquisition, LLC (Rain Tree Investment Corporation), and later approved by the CVRMA Master Board.

b. The Directors voted 5-0-0 approving a meeting between Directors Hackard & Topolnicki, and Member Dick Brust, with Jerry Richmond to determine:

(i.) How and why the design was changed;

(ii.) If the change was authorized by the CVRMA Master Board;

(iii.) To request that the monument be quality reconstructed following the design presented at the public meeting, and originally approved by the CVRMA Master Board; and,

(iv.) To view designs of the landscaping to be completed in association with the reconstructed monument.

8. Future meetings.

Painters Ridge Owners Association Board meetings are held at 6:30 p.m. at the Pinnacle Community Center, 2160 Fox Haven Drive. Below are the dates, times, and locations for meetings of the Board of Directors for the remainder of 2017.

<i>Board of Directors' Meeting</i>	<i>May 16, 2017</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Board of Directors' Meeting</i>	<i>July 18, 2017</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Board of Directors' Meeting</i>	<i>September 19, 2017</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Board of Directors' Meeting</i>	<i>November 21, 2017</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Special Director Meetings will be scheduled as needed</i>			

Note: *Crystal Valley Ranch Master Association Board of Directors Meetings are held at 6:00 p.m. at the Pinnacle Community Center, 2160 Fox Haven Drive, on the second Tuesday of every month (except for December).*

9. Adjourn.

Without objection the meeting ended at 2:30 p.m.

APPROVAL & CERTIFICATION OF MINUTES

On May 16, 2017 at a public meeting of the PROA Board of Directors, these minutes were reviewed by and officially approved by a 5-0-0 vote of the Directors. Director/Secretary Topolnicki therefore certifies the approved minutes as the official record of the May 3, 2017 Special Board meeting and they will be posted on the Association's website.

John Topolnicki

(authorized electronic signature)

**By: John Topolnicki, Director/Secretary
Board of Directors
Painters Ridge Owners Association**