

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

January 28, 2020 – 6:30 p.m.

Pinnacle Community Center
2160 Fox Haven Drive
Castle Rock, CO 80104

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

<p>Charles (Chuck) Hackard President & Chairman of PROA Design Review Committee 3955 Lions Paw St 303-393-1246 (Home) 720-985-4594 (Mobile) 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>Robert (Bob) O’Toole Treasurer 1283 Ash Hollow Pl 303-840-9715 (Home) 303- 905-6951 (Mobile) rlo8@yahoo.com</p> <p>Liaison to residents on Ash Hollow Pl, and 3921–4045 Lions Paw St</p>	<p>Brian Bates Member-At-Large 4759 Lions Paw St 303-325-5260 (Home) 303-681-7490 (Mobile) brian.bates16@gmail.com</p> <p>Liaison to residents on Fox Hollow Pl, and 4469–4801 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>
<p align="center">Painters Ridge Owners Association Website - http://paintersridge.org</p>		

Unless used in a context clearly indicating a different meaning, 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; “Lot” means a residential property owned by a Member within PROA boundaries; Resident means a person living within PROA boundaries; “Board” means PROA 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; CVRMA-DRC means the Master Design Review Committee. “Town” means the Town of Castle Rock Colorado. 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 the 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. Open meeting. (Director Topolnicki)

The meeting was called to order at 6:35 p.m.

2. Certification of notice of Board meeting and posting of agenda. (Director Topolnicki)

Prior to this scheduled meeting, notice of this meeting (with the meeting agenda) were posted on the PR Association website, and was emailed to all Members and Residents who have an email address of record with the Association.

3. Recording of persons attending the phone meeting. (Director Topolnicki)

*Chuck Hackard Director/President
Dan Hampton Director/Vice President
John Topolnicki Director/Secretary
Bob O'Toole Director/ Treasurer
Don Wilden PROA Association Manager
Dick Brust Member
Steve Brown Member
Shaun Martin Member*

4. Ratification of quorum. (Director Topolnicki)

(Three (3) Directors must be present before official business and voting can occur.)

*Four (4) Directors were present therefore a quorum was satisfied.
Director Bates was out-of-town and did not attend the meeting.*

5. Notice of approved minutes. (Director Topolnicki)

(To facilitate quick access to Board meeting minutes (and all attachments incorporated therein), the Directors review, edit, and approve minutes by email, rather than waiting two months for the next Board meeting. After approved and certified, minutes are emailed to all Members/Residents who have an email address on record with the PROA and are posted on the Association website at <http://paintersridge.org/financials-and-minutes/>.)

a. Prior November 26, 2019 regular Board meeting minutes.

On November 26, 2019, all three Directors who attended the phone meeting approved the minutes and Attachment-1 thereto prior to adjournment of the meeting. They were posted on the PROA website as certified official records of the PROA and were emailed to all Members who have an email address on record with the Association.

6. Open communication & inquiry session. (Members, Residents, Meeting Attendees, Directors, & Manager)

Member Brust asked if the Board provided a response to the Member who was concerned about the necessity of having two Associations (PROA & Master) and having the obligation to pay dues to both.

Both Members Brust and Brown commented that merely attending CVRMA meetings reveals the wisdom of maintaining the PROA separate and apart from the CVRMA.

Director Topolnicki did provide a response to the inquiring Member justifying maintaining the PROA to protect the interest of the PR subdivision that may not coincide with the interests of the Master. A justification has also been posted on the PROA website.

7. Manager's report. (Manager Don Wilden)

- a. Annual renewal for the website from Online Marketing Media. Same price as last year \$425.**

The Directors approved 4-0-0 renewal at the cost of \$425 (same as prior year cost).

8. President's report. (Director Hackard submitted prior to meeting.)

- a. Painters Ridge topics and communications since last PROA Board of Directors meeting.**

i) *December 15, 2019 – A dead deer was observed next to the PR home located at 1361 Chalk Hill Place. Directors Hackard and Topolnicki were contacted and on December 16, 2019 they spoke with CRPD and the homeowner concerning removal. The carcass was removed by CR Town resources. Although not used on this occasion the following may be a resource in the future if needed “Carcass Removal (1-800- 441-1519)”.*

ii.) *December 16, 2019 – A Painters Ridge Member/Resident reported the smell of natural gas throughout Painters Ridge. The CR Fire Department and Black Hills Energy responded and corrected the situation. Painters Ridge Residents were asked to stay indoors (not be outside for any length of time) including pets.*

iii.) *December 29, 2019 – Member/Resident Tom Beeler passed away. His funeral service was held on Monday January 6, 2020 at 10:00 a.m. at St Francis Assisi of Castle Rock that was attended by family, friends, many PR Residents, 40 plus members of the Knights of Columbus, and Tom was recognized for his service as a fire fighter. Tom participated in ROMEO and Friday neighborhood gatherings and will be missed by his Painters Ridge friends.*

iv.) *December 30, 2019 - Sometime between midnight last night and 8:00 a.m. a car went through the front yard at 4045 Lions Paw and did some damage. The police were called. The car's front grill, wheel well covering, undercarriage, and license plate frame were in the front yard. The car has been identified as a 2011-2013 Nissan Infinity G37 Dark Grey in color. The driver of the vehicle has not yet been identified. Persons having any information concerning this incident should contact CRPD and mention case number 19-65252.*

- b. PROA homes for sale and new owner(s) report.**

i.) *1338 Ash Hollow - (For Sale)*

ii.) *1457 Gentry Place - (Taken off the market.)*

- c. Report re CVRMA activities.**

(The CVRMA Board of Directors generally meet at the Pinnacle, 2160 Fox Haven Drive, on the 2nd Monday each month except December. Minutes can be viewed by clicking on “Association Business” and “Meeting Minutes” after logging onto the CVRMA website at: <https://www3.senearthco.com/homepage.cfm?&association=5808&key=8292fd27ae25.>)

i.) The 2019 CVRMA District Delegates held their Annual Meeting on December 9, 2019 at which:

They unanimously ratified the CVRMA 2020 Budget. A copy of the budget (linked) as well as a payment fact sheet (linked) was sent to you earlier this month; and

They elected the following persons to serve on the CVRMA Board of Directors: Mary Kleinsorgen – 2-year term; Mikel Burroughs – 2-year term; Bob Kenney – 1-year term. They will begin their new terms on January 1, 2020 and will serve with existing Directors Mark Turner and Jason Morales.

*CVRMA Board of Directors – As of January 2020
President – Jason Morales president@cvmasterhoa.com (Term 2020)
VP – Bob Kenney vp@cvmasterhoa.com (Term 2020)
Treasurer– Mark Turner treasurer@cvmasterhoa.com (Term 2020)
Board Member - Mary Kleinsorgen (Term 2021)
Board Member - Mikel Burroughs (Term 2021)*

ii.) CVRMA monthly dues.

There is no increase in CVRMA dues for 2020 (\$54.00 for Painters Ridge Members).

iii.) CVRMA Board of Directors meeting - January 13, 2020 *(After approval, full minutes can be reviewed at:*
http://barney.senearthco.com/senearthcoDocs/5808/meetingMinutes/Document2920062/Minutes_10.7.19_APPROVED.pdf*)*

No report. View minutes online at the CVRMA website after approval at the February 10, 2020 CVRMA Board of Directors meeting.

d. Report re Councilmember George Teal’s meet and greet on Thursday January 23, 2020 at the Fire Station 152, 485 Crystal Valley Parkway, from 5:30 to 7 p.m.

Directors Hackard and Hampton attended. There was a large community attendance. Castle Rock Town staff made presentations. Director Hackard acquired a handout that he will make available to PROA Members who want to review it. Castle Rock growth was discussed along with expenditures. The repaving of Crystal Valley Parkway is anticipated during 2022.

9. Vice-President’s report. (Director Hampton)

No report.

10. Secretary’s report. (Director Topolnicki)

No report.

11. Treasurer’s report. (Director O’Toole & Manager Wilden)

*(Income/Expense and Balance Sheets will be posted on the PR Association website after approval.
[http://paintersridge.org/financials-and-minutes.](http://paintersridge.org/financials-and-minutes))*

a. Status of Association funds as of December 31, 2019.

<i>Citywide bank - Checking account balance</i>	<i>\$9,088.81</i>
<i>1st Bank - Savings account balance</i>	<i>\$20,436.13</i>
<i>Accounts Receivable (New homeowner dues)</i>	<i>\$0.00</i>
<i>Total Bank funds</i>	<i>\$29,524.94</i>
<i>YTD Budgeted expenditures</i>	<i>\$18,720.00</i>
<i>YTD Actual expenditures</i>	<i>\$18,942.00</i>
<i>Surplus/Deficit</i>	<i>(\$222.00)</i>
<i>Number of Owners not current on dues</i>	<i>0</i>
<i>Extraordinary income</i>	<i>None</i>
<i>Extraordinary expenses</i>	<i>None</i>

Director O’Toole indicated that the \$222.00 deficit is due to additional Waste Management expenses for the second dumpster and the increased recycling expenses that were not budgeted in 2019, and that there are more than sufficient reserves available to fund additional PR community dumpsters beyond the one budgeted for spring 2020.

b. Approval of November 2019 financial reports.

Upon review and recommendation of Director O’Toole and Manager Wilden the Directors approved the reports 4-0-0.

c. Approval of December 2019 financial reports.

Upon review and recommendation of Director O’Toole and Manager Wilden the Directors approved the reports 4-0-0.

12. Board Member at Large report. (Director Bates)

Director Bastes was out of town and did not attend the meeting but submitted the reports in Section 18 below.

13. Update re Design Review Committee activities since last meeting of the PROA Board of Directors. (Director/Chairman Hackard)

a. 1338 Ash Hollow Pl – Status.

Inquiry from Owners re if the building a detached garage is permissible under the Painters Ridge Owners Association Guidelines to accommodate interested buyers.

Response from PROA Board of Directors – Detached garages are not permitted under the PROA Guidelines. An extension of the current garage is not prohibited. Along with matching the design, color palate, roof line and construction of the

existing home, other criteria such as being built within the approved building envelope and meeting existing setback limits will be required. Additionally, approvals will need to be received after review from Painter's Ridge DRC, CVR DRC and the Town. Nothing in this Email should be construed as that those approvals have been given. We suggest you supply your potential buyers with both PR and CVR design guidelines so that they are fully informed about the process and restrictions from each. - COMPLETED

b. No new requests or correspondence from owners since November 2019 PROA Board of Directors meeting.

14. Association website report. (Member/Volunteer Webmaster Steve Brown)

Director Topolnicki noted to those in attendance that Member Brown has accomplished a great deal of user-friendly reorganization of the website, and that the Board greatly appreciates his volunteered service to the PROA.

Webmaster Brown submitted the following report.

"The website is up to date and fully functional."

15. Tabled matters.

a. Revision of retention of records policy – Status (Directors Hackard & Topolnicki)

Remains tabled.

b. PROA Guidelines review, revisions, and related procedures. – Status (Directors)

Remains tabled. When PROA Directors review PROA Guidelines for possible revision, PROA Members will be advised by email and given the opportunity for input before any changes are made.

16. Pending PROA matters.

a. Status of the installation of the east side plant and tree lighting within the PR entry by the Master Association in conjunction with Crystal Valley Ranch Investors (Raintree). (Director Topolnicki)

Communication with Jerry Richmond (Manager of the Raintree development within Crystal Valley Ranch) has advised Director Topolnicki that Raintree will not be installing the east side plant and tree lighting to replace the lighting that was removed by Raintree contractors during remodeling of the Painters Ridge entryway. The previous lighting had been installed using Painters Ridge Owners Association funds and Mr. Richmond has backed away from previous commitments to reinstall the lighting. Director Topolnicki will contact the Crystal Valley Ranch Master Association Board of Directors seeking the Board's efforts to convince Mr. Richmond to meet his previous commitment.

b. Status of speed control measures on Lions Paw Street. (Director Topolnicki)

(Go to this link for further details on the PROA website.

<http://paintersridge.org/category/lions-paw-speed-control-project/>

The Directors decided at the September 24, 2019 Board meeting to pursue petitioning the Town of Castle Rock to conduct further study and investigate speed abatement solutions. The Town's Neighborhood Traffic Calming Program is a neighborhood led process that is used to identify the best and most effective solution for controlling speeds on a roadway shown to have a speeding problem as defined by the program's criteria. This option could provide available funding for alternative traffic calming devices if study data shows a speeding problem on Lions Paw. The process is initiated by submitting a petition with signatures from at least 5 residents with addresses on the street of concern.

Following discussion between the Directors and those in attendance at the meeting concerning if the prior September 24, 2019 decision to submit a petition to the Town now or wait until such time that Lions Paw Street is extended, it was decided to go forward now to bring emphasis to Town Staff that speed control measures will certainly be necessary when Lions Paw Street is extended and may be needed now if the data acquired justifies such. The Directors noted that data collected by Town Staff at the intersections of Ash Hollow Place and Lions Paw Street and Desert Rose and Lions Paw Street from 9/8/19 to 10/7/19 demonstrated 85% compliance with the 25-mph speed limit.

Director Topolnicki will pursue the petition process with PROA Members with Lions Paw Street addresses and Town Staff.

17. Monitoring activities by the PROA Board in the interests of PR Residents/Owners.

a. Ridge trail completion and maintenance. (Director Topolnicki) *(The trail will be improved and completed during construction of adjacent developments. The Raintree developer may decide to improve and complete the trail prior to adjacent development. Ultimately the trail and its associated open space will be deeded to and maintained by the Town of Castle Rock.)*

Nothing has occurred since the last PROA Board of Directors meeting in November 2019.

b. Ridge Trail dog waste stations. (Director Hackard) *(Any progress with CVRMA installing?)*

This matter has been brought to the attention of the CVRMA Board and management. Nothing has occurred since the last PROA Board of Directors meeting in November 2019.

Director Topolnicki will bring this matter to the attention of the CVRMA Manager and Board of Directors in association with the PR entry lighting issue covered within Section 16-a above.

c. Speed limit increase to 45-mph on Crystal Valley Parkway. (Director Topolnicki) *(Castle Rock Town Staff completed a study of the travel speeds on Crystal Valley Parkway re speed characteristics of the roadway after the speed limit changes during 2019 and did not find a big*

difference in the actual travel speeds as compared to the data prior to the speed limit changes. Several locations have seen reductions in speeds. (A summary of the details of this study can be viewed on the Painters Ridge Owners Association website.) The PROA Directors decided that the follow-up survey does not suggest that the safety of drivers making left turns onto CVP from Lions Paw Street has declined because of the speed changes, and that this matter should be reconsidered by the Board in late spring of 2020 to determine if safety concerns have arisen, and if so to recontact the Town Staff for further evaluation.)

This item tabled until late spring of 2020.

d. Status of I-25 South Gap Project between Exit 181 (Plum Creek Parkway) and Exit 161 (Monument). (Director Topolnicki) *(Project completion is slated for 2022. Details about the project can be viewed on the PROA website and at <https://www.codot.gov/projects/i25-south-gap>.)*

Work continues re the I-25 Gap Project. Lane closures and diversions on I-25 continue to divert traffic onto the east frontage road complicating turning off and onto the frontage road at the intersection of Crystal Valley Parkway. As part of the I-25 South Gap project, crews are replacing major drainage pipes in the northern section of the project, between Castle Rock and Larkspur. These drainage pipes run underneath I-25 and both the East and West Frontage Roads. The East Frontage Road between Crystal Valley Parkway and Creekside Church was closed January 13-18, 2020.

e. Status of construction of a Crystal Valley Parkway/I-25 Interchange. (Director Topolnicki) *(Project completion is anticipated for 2023. Details about the project can be viewed on the PROA website at <http://paintersridge.org/category/construction-crystal-valley-parkway-i-25-interchange/>, and the Castle Rock Town website at <http://www.crgov.com/3018/Crystal-Valley-Interchange>). Castle Rock Town Councilman George Teal can also be contacted at 303-819-5936 and/or george@tealcr.com.*

Greenwood Development Group, a local investor/developer has purchased Dawson Ridge and Westfield Trade Center — six parcels of land consisting of 382 total acres located in Castle Rock west of I-25 at the future junction of Crystal Valley Parkway and I-25.

Established in 1986, the 280.7 acres sold as part of Dawson Ridge include multiple infrastructure improvements constructed in the initial development phase in the late 1980's. These improvements include three wells, below-grade storage tank, sewer pump stations, sewer systems, underground electrical distribution system, four road segments, streetlights, and landscaping.

Established in 1989, the 101.6 Acres sold as part of Westfield Trade Center included no infrastructure improvements.

These parcels offer the buyer both residential and commercial development opportunities in booming Castle Rock. Ease of access to these parcels will improve in coming years as a new interchange is planned to connect Crystal Valley Parkway to I-25.

Matt Call and John Witt of NavPoint Real Estate Group represented the seller, Pueblo Bank & Trust, in this transaction that closed in December 2019.

“The entire Dawson Ridge project has been a puzzle that various developers have been trying to solve for years. We had a tremendous amount of interest in this asset

and believe that Greenwood Development will set things in motion for the entire Southwest Quadrant of Castle Rock. This is a very exciting transaction for anyone that has been in or around Douglas County and knows about Dawson Ridge, said Call.

Details and maps can be viewed at:

<https://milehighcre.com/six-parcels-of-land-sell-in-castle-rock-for-3-6m/?fbclid=IwAR2sHQP5UP8455m5WqOoOsDou5Yatno00bILjLDjVVTSTGxr2neXcKEMgIM>

18. Status of Crystal Valley Ranch developments. (Director Bates)

Director Bastes was out of town and did not attend the meeting but submitted the below reports prior to the meeting.

a. Lanterns Planned Development. (Director Bates) *(Details about the project can be viewed on the PROA website.)*

i.) A major amendment to the Lanterns Development Plan.

Approved by Castle Rock Town Council during December 2019. The properties are located at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard and located south of the southern termini of Plum Creek Boulevard and Old Lanterns Parkway. The amendment creates a five-acre planning area zoned to allow a church and single-family detached residential use. The maximum number of dwelling units allowed in The Lanterns is 1,200 and that maximum was not increased with this amendment. The amendment also incorporates the lot located at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard, known as Heckendorf Ranch Filing No. 2, Block 2, Lot 2 into the Lanterns PD, with no changes to the permitted uses allowed on the lot. Finally, the amendment also proposes a master sign plan for the Lanterns development.

ii.) Lanterns Filing 2 re the Development Plan.

Approved and under construction

iii.) Lanterns Filing 3 re the Development Plan.

Filing 3 has been approved and permitted.

b. Heckendorf Ranch Retail SDP. *(Construction occurring directly south of the Fire Station on Crystal Valley Parkway. Details about the project can be viewed on the PROA website.)*

Site Plan has been approved for two retail units of approximately 11,000 square feet total (currently a small market and liquor store). Site Improvements have been permitted.

c. Epoque apartment development at north-west corner of Crystal Valley Parkway and Plum Creek Boulevard. (*Heckendorf Multifamily SDP owned by a company called UDC CVW, LLC. has been approved and recorded. The Plat, CDs and GESC have been approved.*)

Project is still on hold, and Town Staff believe it may be for sale.

d. Crystal Valley Ranch Filing 18. (*Residential portion of the parcel located on the southeast corner of Crystal Valley Parkway and West Loop Road. The builder for 90 single-family 55 and above detached units will be Kaufmann Homes and will include a small neighborhood park with pickleball courts, a shade structure, and picnic area. Approximately 11 acres of the site is designated as private open space.*)

Has been approved by the Town Planning Commission and Council, and is currently in review for platting, construction plans, and erosion control. Plat, Construction Documents and TESC are close to approval.

19. Confirm and/or reset future meetings schedule.

a. PROA Board Meetings are presently held beginning at 6:30 p.m. at the Pinnacle Community Center, 2160 Fox Haven Drive, Castle Rock CO. Below are the dates, times, and locations for meetings of the Board of Directors for 2020.

<i>Board of Directors' Meeting</i>	<i>March 24, 2020</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Annual Member Meeting</i>	<i>April 28, 2020</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Board of Directors' Meeting</i>	<i>May 26, 2020</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Board of Directors' Meeting</i>	<i>July 28, 2020</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Board of Directors' Meeting</i>	<i>September 22, 2020</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Board of Directors' Meeting</i>	<i>November 24, 2020</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Special Director Meetings will be scheduled as needed</i>			

b. Crystal Valley Ranch Master Association Board of Directors hold their Board Meetings beginning at 6:00 p.m. at the Pinnacle Community Center, 2160 Fox Haven Drive, generally on the second Monday every month (except for December).

All Members and Residents within the boundaries of the Crystal Valley Ranch Master Association can join the Facebook group called "Crystal Valley Community". Also, login to the homeowner portal at www.CVRmasterHOA.com to see the newsletter, important updates, view the status of your Design Review request, view current guidelines, stay current with Master Board of Director meetings, minutes, social events, and other matters of interest to Members and Residents. Members & Residents are encouraged to have their email address on record with the CVRMA Manager (AMI – Advanced Management of Colorado, LLC.) to ensure receipt of communications and notices from AMI concerning CVRMA matters. CVRMA minutes can be viewed by clicking on "Association Business" and "Meeting Minutes" after logging onto the CVRMA website at: <https://www3.senearthco.com/homepage.cfm?&association=5808&key=8292fd27ae25>

20. Adjourn.

The meeting was adjourned by 4-0-0 vote by the Directors at 7:15 p.m.

APPROVAL OF MINUTES

Director/Secretary Topolnicki emailed to the Directors that attended this meeting, drafts of these minutes for their review, editing, and approval. The Directors approved the final draft of these minutes by email as indicated in the table below. Note: Director Bates did not cast a vote because he was out of town and did not attend the meeting.,

<i>Director</i>	<i>Approved</i>	<i>Not-Approved</i>	<i>Abstained</i>	<i>Date of Email Vote</i>
<i>Hackard</i>	<i>X</i>			<i>02-03-20</i>
<i>Hampton</i>	<i>X</i>			<i>02-04-20</i>
<i>Topolnicki</i>	<i>X</i>			<i>02-03-20</i>
<i>O'Toole</i>	<i>X</i>			<i>02-04-20</i>

CERTIFICATION OF APPROVED MINUTES

Pursuant to the 4-0-1 email vote of the Directors as reflected in the table above, these minutes were officially approved by the Members/Owners who attended this meeting. Therefore, these minutes are certified as official records of the PROA and will be emailed to all Members/Owners who have an email address on record with the Association, and also posted on the Association's website.

John Topolnicki

(Authorized Electronic Signature)

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