

**Painters Ridge Owners Association**  
**Minutes – Member/Owner 2020 Budget Consideration Meeting**  
**January 28, 2020**

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

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

<p><b>Charles (Chuck) Hackard</b>  President &amp; Chairman of PROA  Design Review Committee  3955 Lions Paw St  303-393-1246 (Home)  720-985-4594 (Mobile)  <a href="mailto:charleshackard@centurylink.net">charleshackard@centurylink.net</a></p> <p><b>Liaison to residents on Gentry Pl, Hardrock Pl, and Inwood Pl</b></p>	<p><b>Dan Hampton</b>  Vice President  4295 Lions Paw St  214-914-6549 (Mobile)  <a href="mailto:6daniel@earthlink.net">6daniel@earthlink.net</a></p> <p><b>Liaison to residents on Dewfrost Pl, Elm Fork Pl, and 4207–4425 Lions Paw St</b></p>	<p><b>John Topolnicki</b>  Secretary  1360 Chalk Hill Pl  720-733-9355 (Home)  303-961-3662 (Mobile)  <a href="mailto:noblemoki@msn.com">noblemoki@msn.com</a></p> <p><b>Liaison to residents on Bellgreen Pl, Chalk Hill Pl, and 4079–4135 Lions Paw St</b></p>
<p><b>Robert (Bob) O’Toole</b>  Treasurer  1283 Ash Hollow Pl  303-840-9715 (Home)  303- 905-6951 (Mobile)  <a href="mailto:rlo8@yahoo.com">rlo8@yahoo.com</a></p> <p><b>Liaison to residents on Ash Hollow Pl, and 3921–4045 Lions Paw St</b></p>	<p><b>Brian Bates</b>  Member-At-Large  4759 Lions Paw St  303-325-5260 (Home)  303-681-7490 (Mobile)  <a href="mailto:brian.bates16@gmail.com">brian.bates16@gmail.com</a></p> <p><b>Liaison to residents on Fox Hollow Pl, and 4469–4801 Lions Paw St</b></p>	<p><b>Donald Wilden, CMCA</b>  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)  <a href="mailto:don@actionmanagementco.com">don@actionmanagementco.com</a></p>
<p><b>Painters Ridge Delegate to the Master Association</b></p>	<p><b>Arlin Shepard</b>  1438 Hardrock Pl</p>	<p>303-773-1334 (Home)  720-351-1356 (Mobile)  <a href="mailto:ashep1@comcast.net">ashep1@comcast.net</a></p>
<p style="text-align: center;"><b>Painters Ridge Owners Association Website - <a href="http://paintersridge.org">http://paintersridge.org</a></b></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. Call meeting to order: (President Hackard)**

*President Hackard opened the meeting at 6:30 p.m.*

**2. Certification of notice of Member 2020 Budget Consideration Meeting. (Secretary Topolnicki)**

*Written notice of this Member 2020 Budget Consideration Meeting (pursuant to Section 3.6 of the PROA's Declaration of Covenants), with the attached 2020 PROA Budget adopted by the PROA Directors at their November 26, 2019 Board meeting, was dated and mailed 1st class to all PROA Members on December 3, 2019. The mailed notice advised the Members that they could consider the adopted budget at a meeting scheduled on January 28, 2020 to be held at 6:30 p.m. at the Pinnacle Community Center, located at 2160 Fox Haven Drive, Castle Rock CO 80104.*

*The written notice advised the Members that the budget adopted by the Board of Directors does not require approval from the Owners, and that it will be deemed approved by the Owners in the absence of a veto vote at the meeting by ninety percent (90%) of the votes in the Association, whether or not a quorum is present at the meeting.*

*The written mailed notice dated December 3, 2019 is attachment #1 to this agenda.*

*A reminder email notice of this meeting with the meeting agenda, 2020 PROA Budget adopted by the PROA Directors at their November 26, 2019 Board meeting, and the written notice that was dated and mailed 1st class to all PROA Members on December 3, 2019 were sent prior to this meeting to all Members who have an email address on record with the Painters Ridge Owners Association.*

*Notice of this meeting with the meeting agenda, 2020 PROA Budget adopted by the PROA Directors at their November 26, 2019 Board meeting, and the written notice that was dated and mailed 1st class to all PROA Members on December 3, 2019 were all posted on the PROA website prior to this meeting.*

**3. Recording of Members/Owners and other persons attending the meeting. (Secretary 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*

*Director Bates was out of town and did not attend the meeting.*

**4. Recording of percent of Member attendance. (Secretary Topolnicki)**

*Section 3.6 of the PROA's Declaration of Covenants requires a minimum of ninety percent (90%) of the votes in the PR Association to be in attendance at the meeting before a budget adopted by the PROA Directors can be vetoed by a ninety percent (90%) of all PROA Members voting yes to veto, whether or not a quorum is present at the meeting.*

*Six of the sixty-one Member/Owner lots were represented by the personal attendance of a Member/Owner resulting in 9.84 percent of the Member/Owner lots being represented at the meeting. Member/Owner attendance was insufficient to veto the 2020 PROA Budget adopted by the PROA Directors at their November 26, 2019 Board meeting.*

- 5. Presentation, consideration, and discussion of the 2020 Painters Ridge Owners Association budget adopted by the Board of Directors at their November 26, 2019 Board of Directors meeting. (Treasurer O'Toole, Board Members, Manager Wilden, and Members/Owners)**

*Attachment #2 to these minutes (the 2020 Painters Ridge Owners Association Budget adopted by the PROA Directors at their November 26, 2019 Board meeting) was available to the Members/Owners present at this meeting.*

*President Hackard opened discussion to all Members/Owners attending the meeting, and explained that only one spring community dumpster is provided for within the budget and that if the Board of Directors approves a fall community dumpster the cost thereof will be provided out of reserve funds; and explained that there is no increase in the \$26 per month dues collected from each Member/Owner Lot. There were no discussions, comments, or questions from any Member/Owner in attendance at the meeting.*

- 6. Opportunity for motion and a vote by Members/Owners to veto the 2020 adopted Painters Ridge Owners Association budget. (Members/Owners)**

*President Hackard declared that a motion to veto by any of the Members/Owners present would be out-of-order because the required minimum of ninety percent (90%) of the votes in the PR Association were not in attendance at the meeting; and therefore the required ninety percent (90%) of all PROA Members/Owners voting yes to veto the 2020 adopted budget could not be accomplished.*

- 7. Declaration of deemed approval of, or Member/Owner veto, of the 2020 Painters Ridge Owners Association budget adopted by the PROA Board of Directors. (President Hackard)**

*There being a lack of a motion followed by a vote to veto casted by 90% of the eligible votes in the PR Association, President Hackard declared that the 2020 budget adopted by the PROA Directors at their November 26, 2019 Board meeting is deemed approved by the Members/Owners. The approved 2020 budget is incorporated as Attachment #2 to these minutes and will be posted on the Association website in association with these minutes, and as a separate posting within the financial section on the website.*

- 8. Adjourn.**

*The Owners/Members present closed the meeting by unanimous vote at 6:34 p.m.*

## **APPROVAL OF MINUTES**

*Director/Secretary Topolnicki emailed to the six Members/Owners that attended this meeting, drafts of these minutes (and two attachments incorporated therein), for their*

review, editing, and approval. The six Members/Owners approved by email a final draft of these minutes (and two attachments incorporated therein) by email as indicated in the table below.

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

**CERTIFICATION OF APPROVED MINUTES**

*Pursuant to the 6-0-0 email vote of the Members/Owners as reflected in the table above, these minutes (and two attachments incorporated therein) were officially approved by the Members/Owners who attended this meeting. Therefore, these minutes and the two attachments incorporated within 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)

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

*The following two attachments are incorporated within these minutes and are posted in direct association with these minutes on the Association website.*

*Attachment #1 – Written notice of the Painters Ridge Owners Association Member 2020 Budget Consideration Meeting that was dated and mailed 1st class to all PROA Members on December 3, 2019.*

*Attachment #2 – The 2020 Painters Ridge Owners Association Budget adopted by the PROA Directors at their November 26, 2019 Board meeting and declared adopted at the Member/Owner Budget Consideration meeting held on January 28, 2020.*