

Painters Ridge Owners Association
Minutes – Board of Directors Meeting
May 26, 2020 – 6:30 p.m.
Zoom Virtual Conference
(Pinnacle Closed Due to COVID-19 Concerns)

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 style="text-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 Hackard)

*Due to closure of the Pinnacle Community Center and to prevent attendee exposure to the COVID-19 virus, the meeting was conducted by **Zoom Virtual Conference** beginning at 6:37 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) was posted on the PR Association website, and was emailed to all Members and Residents who have an email address of record with the Association. The website posting and email included the following instructions concerning how to attend the meeting.

Persons wishing to attend must first create a free Zoom account at www.Zoom.com. Prior to 6:30 p.m. participants should go to <https://us04web.zoom.us/j/78293073653?pwd=VFpRTnJOc25EZGo4ZEM5REhVMTk4UT09> and enter the password 7MMrCM and wait until the host opens the meeting and admits participants. Participants should avoid talking over each other.

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

*Chuck Hackard Director/President
Dan Hampton Director/Vice President
John Topolnicki Director/Secretary
Bob O'Toole Director/Treasurer
Brian Bates Director at Large
Arlin Shepard PROA Delegate to CVRMA
Steve Brown Member/PROA Webmaster
Dick Brust Member*

4. Ratification of quorum. (Director Topolnicki)

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

Five (5) Directors were present therefore a quorum was satisfied.

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/meeting-agendas-minutes-and-attachments-thereto/>.)

a. Prior March 24, 2020 regular Board meeting minutes.

On April 14, 2020, all five Directors who attended the phone conference call meeting approved the minutes by email vote. 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)

None

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

a. Directors & Officers insurance.

Renewed on May 1, 2020, at annual premium cost \$948 (reduction from 2019 cost of \$950).

b. Tax returns and compilation reports for 2019.

Will be done shortly.

8. President's report. (Director Hackard)

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

i.) *The cinder blocks and wire mesh bags filled with rocks that were blocking both east and west street drains near the corner of Lions Paw and Fox Hollow have been removed.*

ii.) *On March 25, 2020, an email was forwarded to PROA Members from the Town of Castle Rock Mayor concerning Town and Tri-County Health matters related to COVID-19.*

iii.) *On Wednesday April 22, 2020, a Painters Ridge couple were "T-boned" at the Crystal Valley Parkway/Plum Creek Parkway intersection. Their car was totaled as was the offending car. The couple are OK-no broken bones nor dislocations but were plenty sore and stiff. The offending driver ran his stop sign headed North on Plum Creek Parkway (the couple was headed West) and hit the couple's vehicle at an approximate speed of 45 mph. The offending driver did not see the couple's vehicle because he was engaged in a business meeting on this cell phone. Residents are cautioned to carefully watch that and every intersection on CV Pkwy. The offending driver was ticketed by a Castle Rock Police Officer.*

iv.) *On April 23, 2020, PROA Management was contacted by a lender seeking information related to mortgage matters concerning an Owner's lot. The PROA Board Directors decided that in the interests of Owner privacy such information will not be released in the future until PROA Management receives permission to do so from the involved Owners.*

v.) *On April 25, 2020, the CVRMA sent the following email:*

Date: April 25, 2020

Subject: HOA Satisfaction Survey

Dear Neighbor,

A community evolves by working together to understand what is working well and areas that need improvement.

Your feedback is critical, and we would like to hear from you how we can continue to grow together in Crystal Valley.

Please take a moment to complete our 1st annual HOA Satisfaction Survey. The survey takes less than 10 minutes and if you complete the survey with your email address by Friday, May 8th, you will be entered into a drawing for a \$100 gift card of your choice.

Survey Link: <https://www.surveymonkey.com/r/5KLG3N6>.

Thank you for your participation.

Sincerely,

Board of Directors

vi.) *On May 3, 2020 Painters Ridge lost a very dear friend and neighbor (Mary K, Chartier) after a courageous fight against cancer. On behalf of the PROA community the Directors send the sincerest condolences to her husband Everett and the entire Chartier family. A celebration of Life will be planned in the future when COVID-19 concerns subside. The family asks that donations be made to the American Cancer Society in her name by those so inclined. Mary K was a very caring, loving, and amazing lady who will be missed by many. Mary K was a past PROA Director during which she contributed her many talents for the betterment of the PROA. **RIP Mary K.***

Many caring neighbors arranged dinners for Mary K's family during the week following her death.

vii.) *On May 6, 2020, Waste Management was contacted by PROA Management concerning recycle truck drivers not stopping their trucks completely before transferring trash in the collection bin into the truck, thereby causing items to blow and scatter throughout the PR community.*

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

i.) *1338 Ash Hollow – New neighbors are Scott Mann & Christienne Christgau.*

ii.) *1350 Gentry Place is for sale.*

c. Annual Member Meeting – Re-scheduling.

On April 1, 2020, an email was sent to all PROA Members (who have an email address on record with the PROA) advising the Members that due to COVID-19 concerns the Annual Member Meeting was re-scheduled by the PROA Directors until June 23, 2020 (original date of meeting was April 28, 2020).

*The Pinnacle remains closed and there is little probability that it will be opened until July 2020. **Therefore, the PROA Directors unanimously agreed to cancel the June 23, 2020 meeting date and re-scheduled the Annual Member meeting for July 28, 2020** (the date already reserved for a regular Board meeting). Members will be notified by first class USPS mail, email, and posting on the PROA website re meeting status.*

d. Painters Ridge community use dumpster scheduled.

A 30 cubic yard dumpster (for exclusive use by Painters Ridge Residents only) has been scheduled to arrive on Saturday June 13, 2020 with removal scheduled on Monday June 15, 2020. It will be located at the far south end of Lions Paw Street in the turnaround area. The cost is included in the PROA contract with Waste Management.

Director Hackard is the contact person for last minutes issues. Users should conserve space by breaking down large items and empty boxes. Please clean up, as necessary. In the past many neighbors living near the site had to clean up after others.

Hazardous materials, chemicals, paints, etc., SHALL NOT be put in the dumpster.

The dumpster must not be overloaded. All contents must be completely inside the dumpster and not exceed flush with the top, so the dumpster can be tarped with an automated safety cover before removal.

If the dumpster is overloaded, the PROA will be responsible for offloading the dumpster, and there will be a cost to the PROA associated with the delivery and removal of an additional container to handle the excess.

Items SHALL NOT be left outside of the dumpster. The dumpster's surrounding area must be free and clear to allow safe loading during removal.

The Directors will consider approving the expenditure of \$750.00 for another PR community dumpster in the fall 2020.

e. 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. After approval at the following Board meeting, full minutes of the previous meeting 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.) CVRMA Board of Directors meetings.

April 13, 2020

Virtual meeting was not attended by any PROA representatives. For details, refer to meeting minutes as explained in Section-(8-e) above.

May 11, 2020

Director Topolnicki attended the virtual meeting at which:

Director Topolnicki requested access to the proposed Master DRC Design Guidelines Amendments to review for conflicts with PROA Guidelines. The request was denied with the assurance that the amendments will not affect special provisions concerning the height of flagpoles, or applications for exterior painting involving Printers Ridge lot Owners. Director Topolnicki requested that the PROA DRC be granted authority within the proposed amendments to approve roofing applications from PROA lot Owners without involving the CVRMA DRC. (This request was taken under advisement by the CVRMA DRC).

The CVRMA Directors decided to have the CVRMA attorneys review all CVRMA governing documents for revisions.

Eight additional Pet Stations will be placed within Crystal Valley, one of which will be located at the north end of the Ridge Trail, and another at the intersection of the Ridge Trail with the Oak Ridge subdivision. (These two locations were requested by the PROA Directors.) The PROA Directors also requested placement every ¼ mile on the Trail and at the far south end, which requests were denied because of vehicle inaccessibility to these locations for maintenance.

The Pinnacle remains closed as will the outside swimming pool until circumstances surrounding COVID-19 permit opening.

Weed control (including at sub-division entryways), and native grass cutting (after the grass goes to seed) was discussed.

Results of the CVRMA “Satisfaction Survey” were briefly explained and will be publish on the CVRMA website.

Director Topolnicki’s request to schedule a Zoom meeting between himself and the CVRMA Directors and Management pertaining to completion of the east side landscape lighting at the Painters Ridge entryway was granted and will be scheduled.

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

None

10. Secretary’s report. (Director Topolnicki)

None

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

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

a. Status of Association funds as of April 30, 2020.

<i>Citywide bank - Checking account balance</i>	<i>\$8,912.48</i>
<i>1st Bank - Savings account balance</i>	<i>\$20,438.78</i>
<i>Accounts Receivable (New homeowner dues)</i>	<i>\$26.00</i>
<i>Total Bank funds</i>	<i>\$29,377.26</i>
<i>YTD Budgeted expenditures</i>	<i>\$7,764.00</i>
<i>YTD Actual expenditures</i>	<i>\$5,833.00</i>
<i>Surplus/Deficit</i>	<i>\$1,931.00</i>
<i>Number of Owners not current on dues</i>	<i>1</i>
<i>Extraordinary income</i>	<i>None</i>
<i>Extraordinary expenses</i>	<i>None</i>

b. Bank records and financial reports approved by email.

*(After approval, the reports are posted on the PROA website at
[http://paintersridge.org/financials/.](http://paintersridge.org/financials/))*

(i.) March 2020.

After email review by the Directors and receiving approval recommendations from Manager Wilden and Director/Treasurer O'Toole, the PROA Directors unanimously approved the bank and financial reports by email on May 21, 2020.

c. April 2020.

After email review by the Directors and receiving approval recommendations from Manager Wilden and Director/Treasurer O'Toole, the PROA Directors unanimously approved the bank and financial reports by email on May 21, 2020.

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

Refer to reports from Director Bates in Section 18 below.

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

1457 Gentry Pl - Hot tub application approved.

All other matters presented to the DRC were considered as maintenance or small additions to landscaping to replace dead trees.

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

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) *(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.)*

Director Topolnicki requested access to the proposed Master DRC Design Guidelines Amendments to review for conflicts with PROA Guidelines. The request was denied with the assurance that the amendments will not affect special provisions concerning the height of flagpoles or applications for exterior painting involving Printers Ridge lot Owners. Director Topolnicki requested that the PROA DRC be granted authority within the proposed amendments to approve roofing applications from PROA lot Owners without involving the CVRMA DRC. (This request was taken under advisement by the CVRMA DRC).

When the CVRMA amendments are completed and released for publication they will be reviewed by the PROA Directors concerning effects on PROA Guidelines.

c. CVRMA attorney review for revision of all CVRMA governing documents (Articles of Incorporation, Declaration/Covenants, and Bylaws) – Status

This process will be monitored by the PROA Directors (and PROA attorney if necessary) in the interests of the PROA concerning how revisions may affect PROA Governing documents.

16. Pending PROA matters.

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

Director Topolnicki emailed a letter dated April 13, 2020 to the CVRMA Directors and Management (copied to Jerry Richmond, Manager of the Rain Tree development within Crystal Valley Ranch) requesting CVRMA Board and Manager efforts in convincing Mr. Richmond to meet his previous commitment to reinstall and pay for the landscape lighting that Raintree contractors ripped out during reconstruction of the east side of the Painters Ridge entryway.

On April 22, 2020, Director Topolnicki received the following email communication from CVRMA Management.

“We discussed the monument sign with Jerry Richmond, and he advised us that he has already communicated that the monument sign is backlit so there are no other lights that were installed with the new design.”

Director Topolnicki had additional follow-up email communications with CVRMA Management and Board President (April 22, May 1, and May 14, 2020) and he attended the CVRMA virtual Board meeting on May 11, 2020, during which Director Topolnicki’s request to schedule a Zoom meeting between himself and the CVRMA Directors and Management pertaining to completion of the east side landscape lighting at the Painters Ridge entryway was granted and will be scheduled.

Many light bulbs in the medium and west entry side of the entryway are not working and need to be replaced with temperature and weather resistance ones to alleviate this constant problem. Directors Hackard and Topolnicki have contacted CVRMA Management seeking replacement.

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/.](http://paintersridge.org/category/lions-paw-speed-control-project/))

To better ensure accurate data collection under warm weather conditions, during late spring or early summer Director Topolnicki will pursue petitioning the Town of Castle Rock to conduct further study and investigation re speed abatement solutions through the Town’s “Neighborhood Traffic Calming Program”. This option could provide available funding for alternative traffic calming devices if study data demonstrates a speeding problem on Lions Paw. The process is initiated by submitting a petition with signatures from at least 5 residents with Lions Paw street addresses.

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. However, the Directors decided at their January 28, 2020 Board meeting to go forward in late spring or early summer to bring emphasis to Town Staff that speed control measures will eventually be necessary when Lions Paw Street is extended to the south, and may be needed now if the data acquired justifies such.

c. Get CVRMA to take responsibility for snowplowing the sidewalk that wraps around the southeast corner of Crystal Valley Parkway and Lions Paw Street that is owned and should be maintained by CVRMA headed south to the split rail fence on Lions Paw Street.

Director Topolnicki sent an email on April 13, 2020, to the CVRMA Directors and Management about this matter and received the following response from CVRMA Management on April 22, 2020.

“We have advised the snow removal contractor that the areas you described were being missed as well as the irrigation issue and they acknowledged they would make sure they are covered. If the issue persists please enter a

work order or email clientcare@amihoa.com so we can document it and advise them again.”

This item is completed, will no longer be monitored, and removed from future Agendas and Minutes.

- d. Get CVRMA to program the irrigation zone owned by CVRMA (that is located within the boundaries of Director O’Toole’s property) to turn on during the irrigation season. The landscaping was not watered during the last irrigation season.**

Director Topolnicki sent an email on April 13, 2020, to the CVRMA Directors and Management about this matter and received the following response from CVRMA Management on April 22, 2020.

“We have advised the snow removal contractor that the areas you described were being missed as well as the irrigation issue and they acknowledged they would make sure they are covered. If the issue persists please enter a work order or email clientcare@amihoa.com so we can document it and advise them again.”

This item is completed, will no longer be monitored, and removed from future Agendas and Minutes.

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 in stages 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. Refer to the information on the Painters Ridge website at <http://paintersridge.org/category/ridge-trail-completion-and-maintenance/>.)*

No maintenance has occurred since the last PROA Board of Directors meeting.

Locations have been staked for a trail that will run east from the current south end of the Ridge Trail to West Loop Road and staked heading across and south from the Fire Road. The staking is for proposed trail alignment so developer consultants can walk it with Town staff. (Probably related to CVR Filing 13.)

- b. Ridge Trail dog waste stations. (Director Hackard)**

CVRMA will be installing eight additional Pet Stations within Crystal Valley, one of which will be located at the north end of the Ridge Trail, and another at the intersection of the Ridge Trail with the Oak Ridge subdivision.

The two Trail locations were included within other Trail locations suggested by the PROA Directors (every ¼ mile along the entire Trail and at the south end). The other locations were denied because of vehicle inaccessibility for maintenance.

A Painters Ridge resident reported a Trail lover in our midst who has been picking up ever increasing dog waste due to COVID-19 Trail use.

This item is completed and will be removed from further monitoring until further developer improvements occur.

- c. **Speed limit increase to 45-mph on Crystal Valley Parkway.** (Director Topolnicki) (A summary of the details of a Town conducted study re safety effects since the speed limit change can be viewed on the Painters Ridge Owners Association website at <http://paintersridge.org/category/speed-limit-increase-crystal-valley-parkway/>.)

The Town's follow-up survey does not suggest that the safety of drivers making left turns onto CVP from Lions Paw St. has declined because of the speed changes. The Directors believe 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.

- 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>.)

No issues of interest or concern concerning the construction have arisen since the last PROA Board meeting.

This item will now be monitored on the PROA website and removed from future PROA Agendas and Minutes.
<https://www.codot.gov/projects/i25-south-gap>.

- 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.

The Town of Castle Rock is purchasing land and rights-of-way for the project and will participate in drawing plans during 2021. Construction may begin in 2022.

More details and maps can be viewed at:
<https://milehighcre.com/six-parcels-of-land-sell-in-castle-rock-for-3-6m/?fbclid=IwAR2sHOP5UP8455m5WqOoOsDou5Yatno00bILjLDjVVTSTGxr2neXcKEMg1M>.

This item will now be monitored on the PROA website and removed from future PROA Agendas and Minutes.
<http://paintersridge.org/category/construction-crystal-valley-parkway-i-25-interchange/>.

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

- a. Lanterns Planned Development. (Director Bates)** (Details about the project can be viewed on the PROA website <http://paintersridge.org/category/lanterns-development/>.)

All of the below items related to the Lanterns will now be monitored on the PROA website and removed from future PROA Agendas and Minutes.
<http://paintersridge.org/category/lanterns-development/>.

- i.) Lanterns Filing 2 of the Development Plan.** (This filing in the 848-acre Toll Brothers site includes 106 lots for single family detached homes, open space, and detention ponds, and is located south of Heckendorf Ranch, west of Crystal Valley Ranch and north of Bell Mountain Ranch.)

Approved and under construction

- ii.) Lanterns Filing 3 of the Development Plan.** (This filing in the 848-acre Toll Brothers site includes 84 lots for single family detached homes, a lot for a future amenities center, and open space. The residential portion of this community will be an Active Adult community on the southern half of the site, and is located south of Heckendorf Ranch, west of Crystal Valley Ranch and north of Bell Mountain Ranch.)

Filing 3 has been approved and permitted.

- iii.) Lanterns Filing 5 of the Development Plan.** (The intended use is for Single Family Detached –Active Adult Residential with associated uses, and includes 133 lots for single family detached homes, private open space tracts, and an open space dedicated tract. The filing is approximately 142 acres with 111 acres of open space. The residential portion of this community will be an Active Adult community on the southern half of the site. Future amenities in the area are not proposed as a part of Filing 5.)

Toll Brothers has submitted a Plat, CD and TESC land use applications to subdivide the property into 133 residential lots for 1st review

- iv.) Lanterns Proposed Amendment to Development Plan.**
(fueling station and convenience store)

Scott Carlson on behalf of Heckendorf Holdings, LLC, et. al. will hold a neighborhood meeting (when COVID-19 circumstances safely permits such) to discuss a proposed zoning amendment to allow a fueling station and convenience store on the 5.1-acre property located at the southwest corner of Crystal Valley Parkway and Plum Creek Boulevard. The property is legally described as Heckendorf Ranch Filing No. 2, Block 2, Lot 2. A recent zoning amendment incorporated this lot into the Lantern Planned Development.

Future meetings will be noticed according to the Town's regulations; a sign posted on the site, a summary posted on the Town's public meeting webpage, and a written notice sent to property owners and HOA's within 500 feet of the subject property.

b. Heckendorf Ranch Retail SDP. (Located directly south of the Fire Station on Crystal Valley Parkway.

Construction has been completed for retail units of approximately 11,000 square feet total. The largest unit appears to be designed for a small market.

This item is completed, will no longer be monitored, and removed from future Agendas and Minutes.

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. Town Staff believes the property is being sold to a developer who wants to substitute duplex residences in place of three-story apartments and condominiums.

This item will now be monitored on the PROA website and removed from future PROA Agendas and Minutes. <http://paintersridge.org>

d. Crystal Valley Ranch Filings Status since last PROA Board meeting.

i.) Crystal Valley Ranch Filing 18 (east of the Ridge). (Located at the southeast corner of West Loop Road and Crystal Valley Parkway to include 90 single family detached homes. The neighborhood is planned to be age-restricted to residents 55 years old and older. A small passive park is proposed at the southwest portion of the site. The adjacent commercially zoned lot is not included in this site.)

Has been approved and the construction permit has been issued.

This item will now be monitored on the PROA website and removed from future PROA Agendas and Minutes. <http://paintersridge.org>

19. Confirm and/or reset future meetings schedule.

a. PROA Board Meetings are normally 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.

Type of Meeting	Date	Time	Location
<i>Annual Member Meeting</i>	<i>Anticipated July 28, 2020 May be re-scheduled due to COVID-19</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Director Board Meeting (Immediately following the Annual Member Meeting)</i>	<i>July 28, 2020</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Director Board Meeting</i>	<i>September 22, 2020</i>	<i>6:30 p.m.</i>	<i>Pinnacle</i>
<i>Director Board 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 "HOMEOWNER SITE" to see the newsletters, important updates, view the status of Design Review requests, view current guidelines, stay current with Master Board of Director meetings, minutes, social events, and other matters of interest to Members and Residents. Members and Residents are encouraged to have their email address on record with CVRMA Management (AMI – Advanced Management of Colorado, LLC.) to ensure receipt of communications and notices from AMI concerning CVRMA matters.

20. Adjourn.

The Zoom Virtual Conference meeting was adjourned by unanimous vote by the Directors at 7:09 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.

<i>Director</i>	<i>Approved</i>	<i>Not Approved</i>	<i>Abstained</i>	<i>Date of Email Vote</i>
<i>Hackard</i>	X			5-27-20
<i>Hampton</i>	X			5-27-20
<i>Topolnicki</i>	X			5-27-20
<i>O'Toole</i>	X			5-27-20
<i>Bates</i>	X			5-27-20

CERTIFICATION OF APPROVED MINUTES

Pursuant to the 5-0-0 email vote of the Directors as reflected in the table above, these minutes were officially approved by the Directors who attended this meeting. Therefore, these minutes are certified as official records of the PROA and will be emailed to all Members/Owners (having an email address on record the with the PROA) and will be posted on the PROA website.

John Topolnicki
(Authorized Electronic Signature)

**By: John Topolnicki, Director/Secretary
PROA Board of Directors**