

**PAINTERS RIDGE OWNERS ASSOCIATION, INC.**

Manager Don Wilden  
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**NOTICE OF 2021 ANNUAL MEMBER MEETING (AGENDA ATTACHED)**

September 14, 2021

Dear Homeowner:

In accordance with Article III Section 3.3 of the Bylaws of **PAINTERS RIDGE OWNERS ASSOCIATION, INC.** (PROA) the 2021 Annual Member Meeting of Homeowners will be held as follows:

**Date: Tuesday, September 28, 2021**

**Time: 6:30 p.m.**

**Place: The Pinnacle Recreation Center, 2160 Fox Haven Drive, Castle Rock, CO**

There will be the election of three Homeowners to the Board of Directors for 2-year terms, and one Homeowner as the Painters Ridge Delegate to the Crystal Valley Ranch Master Association (CVRMA) for a 1-year term.

Any PROA Member may self-nominate his/herself (or nominate another Association Member) to serve as a PROA Director or as the Association's Delegate to the CVRMA.

No-later-than September 27, 2021, nominations may be made through postal-mail, email, or Fax delivered to the Association Manager Don Wilden, Action Management, LLC, 7200 E Dry Creek Rd - Suite F-101, Centennial CO 80112, [don@actionmanagementco.com](mailto:don@actionmanagementco.com), 303-779-5242 (Fax), 720-974-0247 (Work Line). **Nominations may also be made from the floor at the Annual meeting.**

Prior to voting, time is allotted for statements by and in support of Nominees. Nominees who are unable to attend the Annual meeting may submit a statement to be read in support of his/her nomination.

Present Directors Chuck Hackard and John Topolnicki will self-nominate for re-election. Present CVRMA Delegate Arlin Shepard will be nominated for re-election.

For Members NOT ABLE to attend the meeting, a PROXY form is attached to this notice. **Prior to the start of the Annual Meeting (no later than 6:30 p.m. on September 28, 2021), all proxies must be given to and "signed in" by PROA Manager Don Wilden.** (See contact information at top of this notice.)

Association By-Laws require that a minimum of 12 of the 60 lots in the PROA be represented by an Owner (or their proxy) at the start of the meeting, and at the time that any voting occurs. **Please attend and remain at the meeting until all voting is completed to ensure the presence of a quorum.**

**Only one Owner (or one Owner's proxy) can vote per lot located within the PROA boundaries.** Multiple Owners of a lot must decide among themselves how their one vote will be made, or to

whom to assign their proxy. Each lot gets one vote for each Director position and one vote for the Master (CVRMA) Delegate position.

At the Annual meeting Members may address the Board and/or meeting attendees, ask questions, raise concerns, and/or make motions seeking Membership voting. Members wishing to bring a matter before the Membership for action by vote or otherwise must notify Director/Secretary John Topolnicki of the specifics prior to September 25, 2021, to enable the matter to be added to the meeting agenda, and for notice thereof to be given to the Membership prior to the meeting by email and by posting on the Association's website.

Immediately following the Annual meeting, the present and newly elected Directors will hold a brief Board of Directors meeting to:

- a. Conclude old business. (Out-going Board)
- b. Certify the newly elected PROA Directors and the CVRMA Delegate. (Out-going Board)
- c. Elect Board President, Vice President, Secretary, and Treasure. (In-coming Board)
- d. Handle new immediate business (if any). (In-coming Board)
- e. Appoint the Members and Chair of the Association Design Review Committee. (In-coming Board)
- f. Open communication & inquiry session for persons in attendance. (In-coming Board)
- g. Schedule future Board meetings. (In-coming Board)

This is an open public meeting that may be attended by any persons (Members or not) who wish to observe or to bring a matter(s) before the new Board.

Members are encouraged to stay current with the Association's website for updated information related to the Annual meeting. (<http://paintersridge.org/>)

Members may contact the following Directors and/or Association Manager with questions about, and to advise of matters that they want presented and/or considered at the Annual meeting.

Chuck Hackard, President - [charleshackard@centurylink.net](mailto:charleshackard@centurylink.net) - 303-393-1246 - 3955 Lions Paw St  
(First elected to the Board on 2015-04-15)

Dan Hampton, Vice President - [6daniel@earthlink.net](mailto:6daniel@earthlink.net) - 214-914-6549 - 4295 Lions Paw St  
(First elected to the Board on 2016-04-19)

John Topolnicki, Secretary - [noblemoki@msn.com](mailto:noblemoki@msn.com) - 720-733-9355 - 1360 Chalk Hill Pl  
(First elected to the Board on 2015-04-15)

Bod O'Toole, Treasurer - [rlo8@yahoo.com](mailto:rlo8@yahoo.com) - 303-840-9715 - 1283 Ash Hollow Pl  
(First elected to the Board on 2018-04-24)

Brian Bates, Director at Large - [brian.bates16@gmail.com](mailto:brian.bates16@gmail.com) - 303-325-5260 - 4759 Lions Paw St  
(First elected to the Board on 2018-04-24)

Don Wilden, Manager - [don@actionmanagementco.com](mailto:don@actionmanagementco.com) - 720-974-0247

Action Management, LLC, 7200 E Dry Creek Rd - Suite F-101, Centennial CO 80112

**See the meeting agenda and Member proxy form attached to this notice.**

**Sincerely,**

**Don Wilden, Painters Ridge Owners Association Manager**

**On behalf of the Board of Directors**