

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

October 19, 2021 - 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>Brian Bates Vice President 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>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>Steve Brown Member-At-Large (Web Master) 1359 Fox Hollow Pl 916-549-3790 (Mobile) cildamesenger@yahoo.com</p> <p>Liaison to residents on Dewfrost Pl, Elm Fork Pl, and 4207–4425 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>

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)**
- 2. Certification of meeting notice and agenda; and the posting of such on the Association website <http://paintersridge.org>. (Secretary 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 who have an email address of record with the Association.)
- 3. Recording of persons attending the meeting. (Secretary Topolnicki)**

4. **Ratification of quorum. (Secretary Topolnicki)**
(Three (3) Directors must be present before official business and voting can occur.)
5. **Approval of September 28, 2021, Board Meeting minutes. (Director Topolnicki)**
6. **Open communication & inquiry session. (Members, Residents, Meeting Attendees, Directors, & Manager)**
7. **Manager's report. (Manager Don Wilden)**
 - a. **2022 Annual Budget**
 - i.). **Move PROA website and costs associated therewith.**
 - ii.) **Budget foe additional PR community dumpsters in 2022**
 - iii.) **Increase in Member monthly dues?**
 - iv.) **Budget attorney fees to review PROA compliance with KIOWA statutes.**
8. **President's report. (Director Hackard)**
 - a. **Painters Ridge topics and communications since last PROA Board of Directors meeting.**
 - i.) *
 - b. **PROA homes for sale and new owner(s) report.**
 - i.) *New Owners*
516 Bellgreen – Stephen & Susan Booth
 - ii.) **Homes for sale:**

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 - c. **PROA Design Review Committee activities and updates since last meeting of the PROA Board of Directors. (Director/Chairman Hackard)**
 - i.) *
 - d. **Painters Ridge community use dumpster (October 2-3, 2021).**

A 30 cubic yard dumpster (for exclusive use by Painters Ridge Residents only) was provided by Waste Management without expense per contract with the PROA on October 2-3, 2021.
9. **Vice-President's report. (Director Bates)**

10. Secretary’s report. (Director Topolnicki)

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.>

a. Status of Association funds as of September 30, 2021.

<i>Citywide bank - Checking account balance</i>	<i>\$5,201.32</i>
<i>1st Bank - Savings account balance</i>	<i>\$20,443.92</i>
<i>Accounts Receivable (New homeowner dues)</i>	<i>\$0.00</i>
<i>Total Bank funds</i>	<i>\$26,645.24</i>
<i>YTD Budgeted expenditures</i>	<i>\$14,598.00</i>
<i>YTD Actual expenditures</i>	<i>\$15,639.00</i>
<i>Surplus/(Deficit)</i>	<i>(\$1041.00)</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>

b. Bank records and financial reports approved by email.

(After approval the documents are placed on the PROA website at

<http://paintersridge.org/financials/>)

(i.) May 2020 through August 2021.

After email review by the Directors and receiving approval recommendations from Manager Wilden and Director/Treasurer O’Toole, the PROA Directors approved the bank and financial reports by email.

c. Bank records and financial reports as of September 30, 2021 approval

(After approval the documents are placed on the PROA website at

<http://paintersridge.org/financials/>)

12. Board Member at Large/Webmaster report. (Director Brown)

13. CVRMA Painters Ridge Delegate report. (Delegate Arlin Shepard)

14. 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.)*

15. Pending PROA matters.

- a. Status of the installation of the east side 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 has been authorized by CVRMA to arrange the installation. CVRMA is holding \$2,336.39 (supplied by Raintree) per the bid from “All Season Electric” in July of 2020. If the cost is higher, Director Topolnicki will ask CVRMA to make up the difference. If CVRMA refuses the difference, Director Topolnicki will seek authorization from the PROA Directors to pay the difference from PROA funds.

- 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/>)

Director Topolnicki has been informed by “Raintree” that the southern extension of Lions Paw Street may occur by spring of 2022. To better ensure accurate data collection under warm weather conditions, during late spring or early summer 2022 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.

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.)*

No update.

- b. 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/3131/Crystal-Valley-Interchange>.*

*Castle Rock voters will be voting on a TABOR revenue cap timeout (**Ballot Question 2D**), which if passed will allow the Town to keep and use revenues from other government entities and developers to build the new interchange at Interstate 25 and Crystal Valley Parkway. **If the proposal does not pass the Town represents that the Town will be unable to build the interchange.** The election will be conducted by mail ballot. Ballots will be mailed to registered Castle Rock voters in mid-October and will be due in no later than 7 p.m. Tuesday, Nov. 2. Information, including educational videos on each ballot question and frequently asked questions, is available at CRgov.com/2021Election.*

18. Status of Crystal Valley Ranch developments.

a. Fueling Station

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 is before Town Council and has generated opposition from many residents within Crystal Valley. Persons wishing to oppose the amendment can sign a petition at <http://chnng.it/5rV4yfHS85>. Watch for this matter to appear on Town Council agendas and email our Councilmember Tim Dietz tdietz@CRgov.com and other Councilmembers TownCouncil@CRgov.com re your position concerning this matter.

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.

20. Adjourn.

Certification of Agenda Emailing and Website Posting

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

John Topolnicki

(Authorized Electronic Signature)

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