

January 16, 2021

Dear Painters Ridge Owners Association (PROA) Member/Owner,

Attached to this email is the 2021 Annual PROA Budget adopted by the PROA Board of Directors on November 24, 2020, which is now deemed approved by the PROA Members. It has also been posted on the Association website at <http://paintersridge.org/>.

Section 3.6 of the PROA Declaration provides:

“Within ninety (90) days after adoption of any proposed budget for the Community, the Board of Directors shall mail, by ordinary first-class mail, or otherwise deliver a summary of the Association budget to all the Members and shall set a date for a meeting of the Members to consider the budget. Such meeting shall occur within a reasonable time after mailing or other delivery of the summary. The Board of Directors shall give notice to the Owners of the meeting as provided in the Bylaws of the Association. The budget proposed by the Board of Directors does not require approval from the Owners and it will be deemed approved by the Owners in the absence of a veto at the noticed meeting by ninety percent (90%) of the votes in the Association, whether or not a quorum is present. In the event that the proposed budget is vetoed, the periodic budget last proposed by the Board of Directors and not vetoed by the Owners must be continued until such time as a subsequent budget proposed by the Board of Directors is not vetoed by the Owners.”

Because of COVID concerns, instead of holding a public budget review meeting, on December 8, 2020, a United States Postal Service first class mailing containing the 2021 PROA Budget adopted by the Board of Directors was USPS postal mailed to all PROA Members/Owners with the following instructions.

1. After reviewing the enclosed PROA 2021 adopted budget, no later than December 18, 2020, Members/Owners may email any questions and/or concerns regarding the budget **TO BOTH** of the following persons:

PROA Director/Secretary John Topolnicki addressed: [noblemoki@msn.com](mailto:noblemoki@msn.com)  
PROA Manager Don Wilden addressed [don@actionmanagementco.com](mailto:don@actionmanagementco.com).

All questions and/or concerns received by Director Topolnicki and Manager Wilden will be discussed by the entire PROA Board of Directors; and a response will be emailed to the inquiring Member/Owner and copied to all other Members/Owners for which the Association has an email address on record

**NO QUESTIONS AND/OR CONCERNS WERE RECEIVED BY MANAGER WILDEN, DIRECTOR TOPOLNICKI, NOR ANY OTHER PROA DIRECTOR.**

2. No later than December 22, 2020, any PROA Member/Owner may make an email motion to veto the adopted 2021 budget. The motion must be addressed **TO BOTH** of the following persons:

PROA Director/Secretary John Topolnicki addressed:[noblemoki@msn.com](mailto:noblemoki@msn.com)  
PROA Manager Don Wilden addressed[don@actionmanagementco.com](mailto:don@actionmanagementco.com).

In the absence of a motion to veto, the enclosed 2021 PROA Adopted Budget will be deemed approved by the Members/Owners, and the Members/Owners will be notified by email of the approval.

If a motion to veto is made, all PROA Members/Owners will be notified by email to cast their email vote to veto the adopted budget, or not. Unless 90% of the Members email a vote supporting a veto, the Budget will be deemed approved by the Members/Owners, and the Members/Owners will be notified by email of the vote count. If the adopted budget is vetoed, a revised budget will be presented to the Members/Owners by the Board and the procedure above will be repeated.

**NO MOTION TO VETO WAS RECEIVED BY MANAGER WILDEN, DIRECTOR TOPOLNICKI, NOR ANY OTHER PROA DIRECTOR, AND THEREFOR THE 2021 PROA BUDGET ADOPTED BY THE PROA BOARD OF DIRECTORS ON NOVEMBER 24, 2020 IS DEEMED APPROVED BY THE PROA MEMBERS AND IS THE OFFICIAL OPERATING BUDGET FOR 2021.**

*(See Attached To This Email and Posted On The PROA Website.)*

**Please direct questions to:**

Manager Wilden addressed [don@actionmanagementco.com](mailto:don@actionmanagementco.com),  
PROA Director/Secretary John Topolnicki addressed:[noblemoki@msn.com](mailto:noblemoki@msn.com),or  
Director/President Hackard addressed [charleshackard@centurylink.net](mailto:charleshackard@centurylink.net).

Sincerely,

**Chuck Hackard**  
**PROA President**