

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 13, 2014**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:33 p.m. on January 13, 2014 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle and Castillo. Jessica Moser and Mark L. Eames, PCAM with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for August 5, 2013
- b. Electronic Consent Ratifications (Trash/Recycling Services and 2014 Proposed Budget)
- c. Board Member Resignation

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through December 31, 2013 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through December 31, 2013.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community. The Board reviewed the 2014 Legal Services and Fee Summary provided by Hindman Sanchez. Upon review, a motion was made, seconded and without public comment, unanimously passed to execute the agreement for 2014 for the Non-Retainer and Risk Sharing program with Hindman Sanchez.

**OFFICER AND COMMITTEE REPORTS**

Nomination and Election of Officers: The Board of Directors tabled this business matter for the next meeting.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants. Mr. Eames reviewed the 2013 fence staining project and brought up a few areas for the Board to review to look at adding to the 2014 fence staining project.

**UNFINISHED BUSINESS**

Community-wide Standards Document: Mark Eames noted that the Residential Improvement Guidelines for the community have not been updated since 2001 and that management has put together a first draft revision that has been forwarded to the Board and will be forwarded to the Architectural Control Committee for their review and comment. The Board discussed a general plan to work toward finalizing the document, which date was set for March of 2014.

**NEW BUSINESS**

Homeowner Member Public Comment: There were not any homeowners in attendance for the meeting.

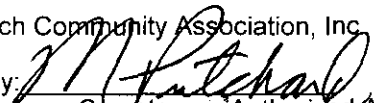
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 10<sup>th</sup> day of March 2014, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 10<sup>th</sup> day of March 2014.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MARCH 10, 2014**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:33 p.m. on March 10, 2014 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, Pritchard and Castillo. Jessica Moser and Mark L. Eames, PCAM with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for January 13, 2014
- b. January 31, 2014 unaudited financial report
- c. Electronic Consent Ratification for Board Appointment

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Nomination and Election of Officers: The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2014:

RJ O'Connor	President
Bill Denny	Vice-President
Maggi Pritchard	Secretary
Omar Castillo	Treasurer

A motion was made, seconded and without public comment unanimously passed to close nominations and to elect the above-listed Board members for the 2014 Officers.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

**UNFINISHED BUSINESS**

Community-wide Standards Document: The Board of Directors reviewed the proposed Community-wide Standards draft and provided suggestions on several sections. Management will revise the document and send to the Board of Directors for their final review and comments and will look at having the document mailed with the Association's semi-annual assessment billing in June.

**NEW BUSINESS**

Homeowner Member Public Comment: Sharon Thayer was in attendance to ask general questions regarding a home in the community that is not being maintained and requested that the Association take additional actions to try and gain the owners compliance.

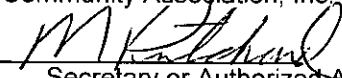
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 12<sup>th</sup> day of May 2014, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 12<sup>th</sup> day of May 2014.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MAY 12, 2014**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:33 p.m. on May 12, 2014 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, Pritchard and Castillo. Mark L. Eames, PCAM with PCMS was also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for March 10, 2014
- b. March 31, 2014 unaudited financial report

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Request to Remove Penalty-Driveway Repair: The Board of Directors reviewed the written request from an owner on E. Molly Avenue to remove the penalty that was applied against the lot regarding driveway repairs that had not been completed. Upon review, a motion was made, seconded and without public comment unanimously passed to allow the owner until August 31, 2014 to make the necessary repairs to their driveway and upon confirmation that work has been completed, the fine will be waived.

**COMMITTEE REPORTS**

Architectural Committee: The Board reviewed a request submitted from an owner on 12513 Sopris Creek Drive for the Board's consideration of a variance to maintain the shed on their lot in its current location. Upon review, a motion was made, seconded and without public comment unanimously passed to grant the variance provided the owner installs a 2.5" caliper Lanceleaf Cottonwood tree between the shed and the Districts perimeter fence by June 30, 2014 and that upon the lease or sale of the home, whichever occurs first, the shed will be permanently removed from the lot.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

**UNFINISHED BUSINESS**

Community-wide Standards Document: The Board of Directors reviewed the revisions to the proposed Community-wide Standards draft. After final review it was agreed that two sections of the draft, fence staining for corner lots and hardscape repairs standards would be revised, sent out to the Board for final comments from the Board to be sent back to PCMS by May 23<sup>rd</sup>.

**NEW BUSINESS**

Homeowner Member Public Comment: Joe Engle requested consideration from the Board regarding the Association's initial spring paint inspection letter and subsequent follow up request to have the front elevation upper story siding repainting on his home. Mr. Engle felt the re-evaluated portions of the exterior of his home were in adequate shape, but that he did have various areas of trim on his home that needs to be repainted. Upon a final discussion and review, a motion was made, seconded and without public comment, unanimously passed to accept Mr. Engle's findings on the exterior of his home for 2014 and have management send a confirmation letter to that effect.

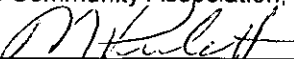
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 14<sup>th</sup> day of July 2014, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 14<sup>th</sup> day of July 2014.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JULY 14, 2014**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on July 14, 2014 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, Pritchard and Castillo, along with various members of the public and Mark L. Eames, PCAM with PCMS.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for May 12, 2014
- b. June 30, 2014 unaudited financial report
- c. Ratification on electronic consent(s) (Community-wide Standards document approval)

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Republic Services Update: Mark Petrovich with Republic Services was in attendance to address a couple of concerns that had recently come up and seek the Boards overall input on how the Board felt Republic was performing since taking over the trash service operations on January 1<sup>st</sup> of this year.

**COMMITTEE REPORTS**

Architectural Committee: No official report. Director Pritchard reported that she had been contacted by two members, Dana Rees and Tom Weston, that were interested in being considered for appointment to the Architectural Committee. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Dana Rees and Tom Weston to the Committee for 2014.

Parking Advisory Committee: The Board of Directors reviewed a parking variance appeal that was denied by the Parking Advisory Committee for 18611 Horse Creek Street. The Committee felt that the request was being made for convenience purposes. After review and a lengthy discussion, the Board felt the decision of the Parking Advisory Committee was fair and reasonable and thereby denied the owners appeal of the decision.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants. Mr. Eames also reported that the current owner of the vacant lots in Hunter's Chase is looking to sell the lots very soon, which potentially means a new Builder may be coming into the community to complete the site at some point in the future.

**NEW BUSINESS**

2015 Budget Preparation: Mr. Eames provided the Board of Directors with the first draft proposed 2015 budget for their review.

Homeowner Member Public Comment: There were no official homeowner member public comments presented to the Board.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 8<sup>th</sup> day of September 2014, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 8<sup>th</sup> day of September 2014.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
SEPTEMBER 8, 2014**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on September 8, 2014 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Engle, Pritchard and Castillo, along with Jessica Moser and Mark L. Eames, PCAM with PCMS.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**CONSENT AGENDA**

Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the following consent agenda items as presented:

- a. Record of Proceedings for July 14, 2014
- b. July 31, 2014 unaudited financial report
- c. Ratification on electronic consent(s) (2015 Proposed Budget Draft to present to the members)

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Director Pritchard noted that she has been in touch with Republic Services to look at coordinating an electronic recycling day for the community. The Board agreed that this would be a great event for the community and Director Pritchard will assist with the coordination of the event and is looking at October 11<sup>th</sup>. Notice and information regarding this event will be sent out via the Community E-news and the October newsletter publication.

**COMMITTEE REPORTS**

Architectural Committee: No official report. Director Pritchard reported that she had been contacted by another homeowner, Kathy Sibley, that was interested in being considered for appointment to the Architectural Committee. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Kathy Sibley to the Committee for 2014.

Variance Request: Homeowner at 18957 E. Clear Creek Drive provided a written request for a variance to maintain the unapproved lattice fencing in the front yard of their lot that was denied by the Architectural Committee. Upon review, motion was made, seconded and without public comment unanimously passed to deny the request for a variance and request that the owner remove the unapproved lattice fencing.

Parking Advisory Committee: The Board of Directors reviewed a parking variance appeal that was submitted by a homeowner who was approved for one vehicle to park on the street and they are stating that they need to park at least two vehicles on the street (owner has 7 total vehicles). After review, a motion was made, seconded and without public comment passed to approve one additional vehicle to park on the street as part of their variance.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

**NEW BUSINESS**

On Street Parking Discussion: Mr. Eames reviewed the current parking covenants for the community and noted that there have been several concerns expressed in recent months regarding the amount of vehicles being parked on the street on what seems to be a regular basis. Mr. Eames reviewed the current variance policy, the patrol company process for noting violations and the current enforcement policy that was put into place by the Board for a letter to be sent out on alleged parking violations. After discussion, the Board unanimously agreed for the remainder of 2014, the Association will no longer adhere to the current enforcement procedure and that a violation letter will be generated for any vehicle that is noted being parked on the street unless the owner has an approved parking variance on file.

It was unanimously agreed that effective immediately, if an owner requests a renewal of their approved parking variance, that request will now be reviewed by the Board of Directors and the owner may be required to attend the Board meeting to discuss their request with the Board. Management was directed to investigate options for providing parking pass stickers for a vehicle that can be scanned by the patrol service to determine if that vehicle is approved for a variance. More detail will be added to the parking violation notices to include information on the towing policy for the community. The Board also discussed options of possibly requiring vehicle registration for all homes in the community. The Board will be reviewing the patrol company and the service that is being provided at the end of the month to obtain feedback from the management company if the Association should look at going out to bid for this service.

**NEW BUSINESS CONTINUED**

Homeowner Member Public Comment: There was one homeowner in attendance for a portion of the meeting to express concern regarding a neighbor on E. Bonney Court that is allegedly causing a disturbance to the community playing yard games until late at night. The owner was not willing to provide the address of concern or their contact information.

**HOMEOWNER HEARING**

Homeowner at 19133 E. Oak Creek Way requested a hearing with the Board of Directors to dispute allegations that a tree on their lot is in need of trimming. Owner was not able to attend hearing, but provided several photos of trees in the community that she feels are no different than the offending tree on her property and she does not wish to trim it any further. Upon review, a motion was made, seconded and without public comment unanimously passed to provide the owner with a final deadline of September 15, 2014 to have the tree trimmed or the Association will have the work completed and bill the charges for the work to the homeowners account.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 10<sup>th</sup> day of November 2014, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 10<sup>th</sup> day of November 2014.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent