

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JANUARY 11, 2016**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on January 11, 2016 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Pritchard and Skalisky along with Jessica Moser and Mark L. Eames, PCAM with PCMS. There were nine homeowner members in attendance for the meeting.

WELCOME TO NEW BOARD MEMBER

The Board of Directors welcomed Mike Skalisky to the Board of Directors and noted that they look forward to working with him. Director Skalisky introduced himself to the Board and members present at the meeting.

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 September 14, 2015
- b. November 30, 2015 unaudited financial report
- c. 2016 Legal Services - Non-Retainer and Risk Share Fee Programs and Document Retention and Destruction Policy

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 2016:

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

FINANCIAL REPORT REVIEW

The unaudited financial and delinquency reports through December 31, 2015 were reviewed by the Board. Upon final review, a motion was made, seconded and without public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through December 31, 2015.

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. Mr. Eames reviewed the legal recommendation regarding the home at 19094 E. Cody Avenue. Upon review, it was determined to try and confirm if the home is occupied by the owner and if the home is being rented, the Association will look at moving forward with a receivership on this property.

COMMITTEE REPORTS

Architectural Committee: No official report.

Parking Advisory Committee: No official report.

Activities Committee: No official report.

Angels Committee: An article was placed on the front page of the December 2015 newsletter soliciting for volunteers interested in joining the Angels Committee. Six owners have expressed an interest in the Committee and it was determined that the Board liaison would be Mike Skalisky. The Board directed management to send an email to all interested volunteers to look at getting an initial meeting set up to discuss the parameters of the Committee, etc. and form a Committee Charter. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Mike Skalisky, Marc Olson, Lynette Quintero, Chris Roblek, Elissa Flaumenhaft, Christine Galvin and Christine Hilburger to the Angels Committee for 2016.

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 requested the Board's direction on the constituent communications for 2016 and if the Board is still interested in looking at going electronic for the community, including the monthly newsletter publication. Management will check with the newsletter publisher regarding the impact going electronic might cause with respect to the advertising and if the company would still continue publishing the newsletter if it were sent out electronically only. It was also discussed that there may be options to set up an email database for all Stroh Ranch owners so that all notices can be sent electronically rather than sent via US Mail.

UNFINISHED BUSINESS

Community Mailbox Discussion: The Board reviewed the information that was provided previously regarding the community mailbox locations and what steps would need to be taken if the Association were to look at moving forward with consolidating the mailbox areas and what impact that might have on owners adjacent to the proposed locations. It was requested that management provide proposed mailbox configurations for their review once locations can be determined.

Town of Parker Follow Up Regarding Traffic and Pedestrian Concerns on J. Morgan Blvd and Nate Drive: Per Director O'Connor, the Town of Parker is not completed with this project due to the snow on the streets, but they have started adding the bike lanes and crosswalks on J. Morgan Blvd and Nate.

NEW BUSINESS

Homeowner Member Public Forum: Owners in attendance at the meeting discussed general items such as neighbor complaints and the community parking patrol and process.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 14th day of March, 2016 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 14th day of March 2016.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
MAY 9, 2016**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on May 9, 2016 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Pritchard and Castillo along with Bob Rhodes with The Garbage Man and Jessica Moser and Mark L. Eames, PCAM with PCMS. There were eight homeowner members in attendance for the meeting.

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 11, 2016
- b. March 31, 2016 unaudited financial report

OFFICER AND COMMITTEE REPORTS

FINANCIAL REPORT REVIEW

Homeowner Request to Remove Penalties: The owner at 12625 S. Silver Creek Street submitted a request to the Board of Directors for their consideration in removing the \$25 fine that was applied against their lot regarding a parking violation. Upon review of the owners parking history, it was noted that the owner has received numerous parking variances over the years and has also requested that fines be removed in the past. The Board requested that management get in touch with the owner and request that they attend the next Board of Directors meeting to discuss the ongoing parking concerns at their residence and at that time, the Board will make a decision on the request to remove the \$25 fine.

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.

COMMITTEE REPORTS

Architectural Committee: No official report.

Parking Advisory Committee: No official report.

Activities Committee: Director O'Connor noted that there is a cub scout group that would like to volunteer to help at the summer picnic scheduled on August 6, 2016 and will be giving away free ice cream at the event.

Angels Committee: It was noted that two additional owners have expressed an interest in being appointed to the committee and that unfortunately a date has not been established yet to conduct the first organizational meeting. Management will reach out to the committee members again to try and get a meeting date established.

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. Bob Rhodes with The Garbage Man was in attendance at the meeting to discuss a couple of concerns that had been brought to his attention by two members of the Board with respect to trucks leaking and recycling concerns. Mr. Rhodes provided the Board with an update on what action was taken to remedy the concerns brought to his attention.

UNFINISHED BUSINESS

Community Mailbox Discussion: Mr. Eames provided the Board with an update regarding the possible mailbox relocation in Filing 3 and that he had reached out to an owner to look at the option of providing an easement to relocate the mailboxes which would actually fall on their lot. Upon review, this matter was tabled pending communication with another owner that Director Denny knows that may be willing to talk with the Association about providing the same consideration on their side lot.

NEW BUSINESS

Homeowner Member Public Forum: Owners in attendance at the meeting discussed general items such as neighbor complaints and the project that the Town of Parker completed for the curbs and sidewalks.

Executive Session: Upon motion duly made, seconded and unanimously carried with no public comment, to go into Executive Session for the purpose of consulting with the owners at 12916 S. Carson Court regarding remedies and options related to claims against their home. Following the executive session, the Board resumed the meeting, noting that no actions had been taken in the executive session.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 11th day of July, 2016 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 11th day of July 2016.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JULY 11, 2016**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on July 11, 2016 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Pritchard and Skalisky along with Jessica Moser and Mark L. Eames, PCAM with PCMS. There were four homeowner members in attendance for the meeting.

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 9, 2016
- b. May 31, 2016 unaudited financial report

OFFICER AND COMMITTEE REPORTS

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 legal counsels recommendation to initiate foreclosure (per the Association's Collection Policy) regarding the home at 19094 E. Cody Avenue who has not paid an assessment to the Association in six years. Upon review, a motion was made, seconded and without public comment, passed with a vote of 3-1 to authorize the President to execute the foreclosure resolution for the home at 19094 E. Cody Avenue.

COMMITTEE REPORTS

Architectural Committee: No official report.

Parking Advisory Committee: The Board reviewed an additional parking variance request from the owner at 12625 S. Silver Creek Street. It was noted that a meeting should be set up with this owner to try and find another solution for the numerous vehicles that are being stored at the home. The parking variance request has been placed on hold pending that meeting.

Activities Committee: Director O'Connor noted that MaryBeth did a fantastic job with the 4th of July event.

Angels Committee: It was noted that two of the eight volunteers attended the first Angels Committee meeting that was held prior to the Board meeting. Mr. Eames noted that management will be working on a scope to send to the committee and work on an article to be placed in the next newsletter to introduce the committee and to solicit for volunteers that can assist with projects that owners might need assistance with due to a hardship situation.

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. The large item pick up day/electronics recycling day was discussed at length regarding various comments and concerns that came up after the event. It was determined that a meeting should be set up with Bob Rhodes with The Garbage Man to discuss alternate options for future events.

UNFINISHED BUSINESS

Town of Parker Bikes Lanes: Director O'Connor updated the Board and members in attendance regarding the bike lane project and noted that the signs have been put up and that Parker Police Department will now be issuing warnings and eventually tickets to any vehicles that are parked within the no parking zones/bike lanes.

UNFINISHED BUSINESS CONTINUED:

Community Mailbox Discussion: Mr. Eames provided the Board with an update regarding the possible mailbox relocation in Filing 3 and indicated that there might be possibly three owners willing to look at having the mailboxes on their lot. Mr. Eames will also be investigating options for another style of box to possibly present to the Town of Parker and another option would be to just replace the boxes in their current locations.

NEW BUSINESS

Homeowner Member Public Forum: Owners in attendance at the meeting discussed general items such as neighbor complaints and the new bike lanes, crosswalks and signage in the community, traffic violations such as speeding on the main thoroughfares throughout the community and also how the parking variance process works, as it seems many owners are abusing the process.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 12th day of September, 2016 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 12th day of September 2016.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
SEPTEMBER 19, 2016**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on September 19, 2016 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny and Skalisky along with Mark L. Eames, PCAM with PCMS. There were two homeowner members in attendance for the meeting.

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 11, 2016
- b. August 31, 2016 unaudited financial report

OFFICER AND COMMITTEE REPORTS

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.

COMMITTEE REPORTS

Architectural Committee: Mr. Eames reported that Director Pritchard requested consideration that Lisa Kelly be appointed to the Architectural Committee. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Lisa Kelly to the Architectural Committee.

Variance Request: Owner at 19031 E. Hollow Creek Drive was in attendance to discuss their variance request to the decision from the Architectural Committee to deny their proposed exterior home paint colors. Upon review, a motion was made, seconded and without public comment unanimously passed to approve the request as submitted.

Parking Advisory Committee: No official report.

Activities Committee: No official report.

Angels Committee: No official report

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 went on to report that he is meeting with Ron Mehl with Dominion Development & Acquisitions tomorrow regarding his firm's interest in purchasing the vacant land across from the recreation center. Mr. Eames noted that he would send a memo out to the Board once the meeting was finalized.

UNFINISHED BUSINESS

Community Mailbox Discussion: Mr. Eames reviewed the information provided to the Board with an update regarding the possible mailbox relocation in Filing 3. Upon review, a motion was made, seconded and without public comment unanimously passed to authorize Mr. Eames to move forward with the relocation project as presented at a total cost not to exceed \$15,000.00.

NEW BUSINESS

Proposed 2017 Budget: Mr. Eames reviewed the proposed 2017 budget with the Board of Directors. Upon review and discussion, a motion was made, seconded and with public comment, that based upon the information presented at this time, to unanimously approve the proposed 2017 budget as presented and provide the information to the membership at the Annual Meeting (Attachment A).

Annual Meeting Preparation: The Annual Meeting is scheduled for Monday November 14, 2016 at 5:30 p.m. at the Creekside Recreation Center. There are three positions up for election this year.

Homeowner Member Public Forum: The Board addressed questions from owners in attendance who had general discussion items such as neighbor complaints and the new bike lanes, crosswalks and signage in the community, traffic violations such as speeding on the main thoroughfares throughout the community and also how the parking variance process works, as it seems many owners are abusing the process.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 9th day of January 2017 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 9th day of January 2017.

Stroh Ranch Community Association, Inc.

By: Margaret Fitch
Secretary or Authorized Agent

Attachment A

**STROH RANCH COMMUNITY ASSOCIATION, INC.
2016 Approved Budget, 2016 Estimated Actual, 2017 Approved Budget**

	2016 Budget	2016 Est. Actual	2017 Approved
Income			
Homeowner Assessments *	\$230,000	\$230,900	\$230,900
Builder Assessments**	\$2,800	\$0	\$0
Filing 9 Sub-Association Assessment***	\$11,590	\$11,590	\$11,590
Late/Legal/Liens/Fines	\$4,000	\$16,000	\$4,000
Maintenance Bill Back	\$800	\$600	\$500
Carry-Over Funds	\$36,900	\$36,900	\$34,000
Total Projected Income	\$286,090	\$295,990	\$280,990
Expenses			
Trash Disposal	\$152,000	\$134,000	\$144,000
Filing 9 Sub-Association Expenses	\$11,590	\$11,590	\$11,590
Activities/Programs (Social)	\$30,000	\$32,000	\$32,000
Legal Collection Risk Share Program	\$3,000	\$1,400	\$3,000
Legal General	\$8,000	\$9,800	\$10,000
Accountant Fees (Audit)	\$1,400	\$1,400	\$1,500
Professional Fees****	\$34,800	\$34,100	\$34,800
Insurance Premium	\$4,000	\$3,540	\$3,800
Administration Costs	\$18,500	\$17,800	\$18,000
Communications/Newsletter	\$14,200	\$14,120	\$14,200
Projected Expenses	\$277,490	\$259,750	\$272,890
Bad Debt (uncollectable accounts)	\$3,000	\$1,600	\$2,500
Reserve Contributions	\$5,600	\$5,600	\$5,600
Total Projected Expenses	\$286,090	\$261,350	\$280,990
Net Revenue (Loss)	\$0	\$34,640	\$0

Footnotes:

*Anticipates 1125 homes paying \$194 annually in assessments which is the same as 2016 and 140 homes paying the \$70 annual assessment (Creekside, Hunters Chase).

** Figure(s) are based on billable lots being owned by the lot owner(s) as outlined in the Covenants.

***2017 assessments are based upon 305 homes paying \$38.00 annually, which is the same as the 2016 assessment. The Master Association will be billing this amount to the Filing 9 owners on a semi-annual basis.

****This category is based upon projected costs for outside professional services to be utilized by the Association, including but not necessarily limited to, management and accounting; consulting services as may be directed by the Board and basic contracted services for vacated homes that may not be being maintained (all associated vacant home maintenance costs will be billed back to the owner).