

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 9, 2017**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on January 9, 2017 at the Creekside Recreation Center. Present were: Directors O'Connor, Denny, Pritchard, Castillo and Skalisky along with Mark L. Eames, PCAM with PCMS. There were numerous 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 September 19, 2016
- b. December 31, 2016 unaudited financial report
- c. 2017 Legal Services - Non-Retainer and Risk Share Fee Programs

**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 2017:

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

**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: Two owners requested the Board's consideration in approving their parking variance requests that were denied by the Committee. Upon review, the Board determined that they are in agreement with the action taken by the Parking Committee.

Activities Committee: No official report.

Angels Committee: No official report.

South Parker Preservation Committee: Director O'Connor addressed the members present regarding the current status of the SRD vacant land. After a lengthy discussion, a motion was placed on the floor to establish a South Parker Preservation Committee and appoint willing members to the Committee as deemed appropriate by the Board of Directors. The motion was seconded and with no public comment, unanimously passed.

**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 Mailbox Discussion: Mr. Eames noted that the new mailboxes have been installed in Filing 3 as previously approved by the Board of Directors and asked if the Board would like management to commence working on the mailboxes for Filing 4. The Board concurred to have management start reviewing the replacement of the Filing 4 mailboxes.

**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.

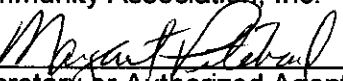
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 13<sup>th</sup> day of March, 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 13<sup>th</sup> day of March 2017.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MARCH 13, 2017**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:36 p.m. on March 13, 2017 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard and Castillo, along with Mark L. Eames, PCAM with PCMS. There were numerous 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 9, 2017
- b. January 31, 2017 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: No official report.

Parking Advisory Committee: No official report.

Activities Committee: No official report.

Angels Committee: No official report.

South Parker Preservation Committee: Director O'Connor addressed the members present regarding the current status of the SRD vacant land and the various work that has been accomplished by the many volunteers of the recently appointed South Parker Preservation Committee.

**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 unaudited financial and delinquency reports through February 28, 2017 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 from the months ending through February 28, 2017.

**UNFINISHED BUSINESS**

SDI Vacant Parcel Update: The response letter that was sent to the Town regarding the referral package for this project was included in the informational packet provided to the Board of Directors.

Community Mailbox Discussion: The Board of Directors reviewed the information and quote to replace the mailboxes in the community that are in need of repair/replacement. Upon review, it was agreed to table any action on this business matter to the May 8, 2017 meeting.

**NEW BUSINESS**

Homeowner Member Public Forum: Owners in attendance at the meeting discussed and had various questions for the Board regarding the SRD parcel and the proposed apartment site development of the SRD parcel.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 8<sup>th</sup> day of May, 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 8<sup>th</sup> day of May 2017.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JULY 10, 2017**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:36 p.m. on July 10, 2017 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Denny and Skalisky, along with Mark L. Eames, PCAM with PCMS. There were numerous 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 March 13, 2017
- b. May 31, 2017 unaudited financial report
- c. Ratification of electronic consent (two parking variance requests)

**OFFICER AND COMMITTEE REPORTS**

Board Member Appointment Consideration: The Board of Directors reviewed the information from two owners, Robert Liesener and Joy Overbeck, that submitted their interest to fill the vacant position of Omar Castillo (term through November 2018). Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint Joy Overbeck to fill the vacant position with a term through November 2018.

**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: No official report.

Angels Committee: No official report.

South Parker Preservation 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.

**UNFINISHED BUSINESS**

SRD Vacant Parcel Update: Director O'Connor provided the owners in attendance with updates on the status of the SRD vacant land parcel and the proposed apartment site development of the SRD parcel.

Community Mailbox Discussion: The Board of Directors reviewed the information and quote to replace the mailboxes in the community that are in need of repair/replacement. Upon review, it was agreed to continue this matter for review to the September 11, 2017 meeting.

**NEW BUSINESS**

Homeowner Member Public Forum: Several owners had some additional questions regarding the SRD parcel, the proposed apartment site development. One owner inquired regarding owners not having lids on their trash containers, trash containers being placed out too early and barking dogs. One owner came to discuss options for the Association to allow the parking of vehicles on one of the common driveway in Filing 7B.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 11<sup>th</sup> day of September, 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 11<sup>th</sup> day of September 2017.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
SEPTEMBER 11, 2017**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:36 p.m. on September 11, 2017 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Denny, Overbeck and Skalisky, along with Mark L. Eames, PCAM with PCMS. There were numerous 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 10, 2017
- b. July 31, 2017 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: No official report.

Parking Advisory Committee: The owners at 19406 E. Bellisario Creek Drive requested a parking variance for 17 vehicles to be parked/stored at their home. Upon review, a motion was made, seconded and without public comment, unanimously passed to deny the request for variance and provided the owner with a 45 day time frame to make other arrangements to store some of their vehicles at another location offsite.

Activities Committee: No official report.

Angels Committee: No official report.

South Parker Preservation 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.

**UNFINISHED BUSINESS**

SRD Vacant Parcel Update: Director O'Connor provided the owners in attendance with updates on the status of the SRD vacant land parcel and the proposed apartment site development of the SRD parcel and took member questions from the floor.

Community Mailbox Discussion: The Board of Directors reviewed the information and quote to replace the mailboxes in the community that are in need of repair/replacement. Upon review, it was agreed that since the mailbox project is being placed in the 2018 proposed budget that they would continue this matter for review to the January 8, 2017 meeting.

**NEW BUSINESS**

Proposed 2018 Budget: Mr. Eames briefly reviewed the proposed 2018 budget with the Board of Directors. Director O'Connor asked for clarification on the projected deficit showing on the proposed 2018 year end budget. Mr. Eames asked the Board's consideration in allowing him to revisit the figures for the estimated 2017 year end and projected 2018 budget numbers and send out an electronic clarification and potential revised 2018 projected budget for the Board's review and consideration. The Board concurred.

Annual Meeting Preparation: The Annual Meeting is scheduled for Monday November 13, 2017 at 5:30 p.m. at the Creekside Recreation Center. There are two positions up for election this year.

Homeowner Member Public Forum: Several owners had some additional questions regarding the SRD parcel, the proposed apartment site development.

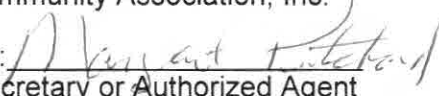
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 8<sup>th</sup> day of January, 2018 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 January 2018.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent