

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JANUARY 8, 2018**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on January 8, 2018 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Denny, Overbeck and Buck, 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 11, 2017
- b. Electronic Consent Ratification - 2018 Budget Approval

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 2018:

RJ O'Connor	President
Maggi Pritchard	Vice-President/Secretary
Chris Buck	Treasurer

FINANCIAL REVIEW

The unaudited financial and delinquency reports through December 31, 2017 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, 2017.

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 a foreclosure recommendation for 12615 Buckhorn Creek Street. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the foreclosure resolution for 12615 Buckhorn Creek Street and authorized the President to execute such.

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.

The Board went on to discuss the 2018 Legal Services - Retainer/Non-Retainer and Risk Share Fee Programs that was removed from the Consent Agenda. The Board was in concurrence that the "Risk Share Program" should be continued, but agreed in general that maybe one of the retainer programs should be selected for 2018. After a lengthy review, a motion was made, seconded and with public comment unanimously passed to select the "Basic Retainer Service" provided there was clarification made with Hindman/Sanchez on the Boards ability to utilize this service in conjunction with some of the on going matters related to the SRD/Dominium parcel and if it is not included to stay with the "Non-Retainer" program for 2018.

UNFINISHED BUSINESS

SDI Vacant Parcel Update: Director O'Connor provided an update on the status of the SRD parcel based upon the decision of the Parker Planning Commission on December 14th. The Board has entered into a joint agreement with the Ironstone Condominium Association related to combining certain efforts with the same legal counsel, Hindman/Sanchez and are working together on submitting an appeal of the Planning Commissions decision to the Douglas County Court for an appeal and possible temporary restraining order for any work to commence on the site.

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.

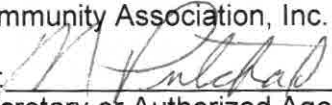
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 12th day of March, 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 12th day of March 2018.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
MARCH 12, 2018**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on March 12, 2018 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Denny, and Buck, along with Mark L. Eames, PCAM with PCMS. There were several 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 8, 2018
- b. January 31, 2018 unaudited financial report
- c. Electronic Consent Ratification -Expense and revenue 50/50 split joint agreement between Stroh Ranch Community Association and Ironstone Condominium Association for services of Hindman/Sanchez.

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: Mr. Eames noted that the Board may need to revisit the Angel's Committee volunteer process and missions statement. There have been a couple of requests over the past three (3) months that the Association could not find a volunteer. Options for additional assistance may need to be sought out in order for the Association to be able to better serve those that need help in the community.

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 an update on the status of the SRD parcel based upon the decision of the Parker Planning Commission on December 14th. The Board has entered into a joint agreement with the Ironstone Condominium Association related to combining certain efforts with the same legal counsel, Hindman/Sanchez. The appeal was filed on January 11th to the Planning Commission's decision. The Defendants have also filed their respective responses to the appeal.

NEW BUSINESS

Bob Rhodes With The GarbageMan: Mr. Bob Rhodes was in attendance to check in with the Board regarding their thoughts on his firms overall service performance and update the members on the upcoming large item pick up scheduled for June 23rd.

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

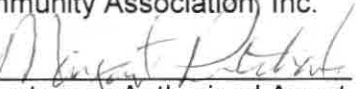
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 14th day of May, 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 14th day of May 2018.

Stroh Ranch Community Association Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
MAY 14, 2018**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on May 14, 2018 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Denny, Overbeck and Buck, along with Mark L. Eames, PCAM with PCMS. There were several 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 amended:

- a. Record of Proceedings for March 12, 2018, with the correction that Director Overbeck was not in attendance
- b. March 31, 2018 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 noted that next month the latest version of the guidelines will have been adopted four (4) years ago. Mr. Eames suggested the Board may want to take a look at the guidelines over the next couple of months to determine if any suggested changes should be considered at an upcoming Board meeting.

Parking Advisory Committee: No official report.

Activities 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. The Board discussed the two comments/concerns that were provided in their meeting packet related to services by The Garbage Man.

Commercial Vehicle Variance Request: The owner at 12849 S. Silver Plume Street submitted a request for her roommates commercial van to be permitted to park on the driveway during their lunch break, but not on a regular basis. Upon review, the Board agreed that if the van is only parked on the driveway during a short period in the afternoon for the driver to have lunch, no formal action will be taken by the Association at this time. If additional concerns are brought to the attention of the Board or if the van is identified in the community at other times during the day or night, the Board may take further action.

UNFINISHED BUSINESS

SRD Vacant Parcel Update: Director O'Connor provided an update on the status of the SRD parcel based upon the decision of the Parker Planning Commission on December 14th. The Board has entered into a joint agreement with the Ironstone Condominium Association related to combining certain efforts with the same legal counsel, Hindman/Sanchez.

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.

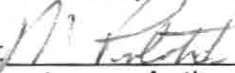
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 9th day of July, 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 9th day of July 2018.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JULY 9, 2018**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m. on July 9, 2018 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Denny and Overbeck, along with Mark L. Eames, PCAM with PCMS. There were several 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 amended:

- a. Record of Proceedings for May 14, 2018, with the correction that Director Overbeck was not in attendance
- b. June 30, 2018 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 of Directors reviewed a proposed foreclosure resolution for the home at 12615 Buckhorn Creek Street. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve moving forward with the foreclosure resolution and authorized the President to execute the resolution.

COMMITTEE REPORTS

Architectural Committee: Two owners requested a variance to the Architectural Committee's decision to their architectural requests.

19573 E. Hollow Creek Drive: Owners have requested a variance to the Architectural Committee's decision to deny their request to paint the brick on the home. Upon review, Mr. Eames was asked to contact the owner and have a sample of the body color of the home painted on the home near the masonry so the Board can drive by and take a look at the proposed body color next to the current masonry color on the home.

13079 S. Bonney Street: Owners have requested a variance to the Architectural Committee's decision to deny their request for landscaping as it does not comply with the Community-wide Standards document. Upon review, the Board requested that the owner resubmit the plan landscape with the intent of making it a little easier to understand the various proposed plant locations for both the front and rear yards

Parking Advisory Committee: No official report.

Activities 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. The Board discussed a comment/concern provided in their meeting packet related to services by The Garbage Man and a suggestion from a resident to publish all of the names/addresses of residents in the community who have obtained a parking variance.

UNFINISHED BUSINESS

SRD Vacant Parcel Update: Director O'Connor provided an update on the status of the SRD parcel and indicated that there are oral arguments scheduled for August 23, 2018 in Douglas County. Notice of this was sent out to the community on a postcard via USPS and sent out via the community E-news.

NEW BUSINESS

Town of Parker Large Vehicle Parking Ordinance Discussion: The Board of Directors reviewed the correspondence that Director O'Connor obtained from the Town of Parker regarding a change to their policy for large vehicle parking. After a brief discussion, it was unanimously agreed that the Association would take no further action on this business matter.

Proposed 2019 Budget: Mr. Eames reviewed the first draft proposed 2019 budget with the Board of Directors. Upon final review it was agreed that the Board would take final action on the proposed 2019 budget at their September 10, 2018 Board meeting.

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

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 10th day of September, 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 10th day of September 2018.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
SEPTEMBER 10, 2018**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on September 10, 2018 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Buck and Overbeck, along with Mark L. Eames, PCAM with PCMS. There were several 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 remove the July 9, 2018 record of proceedings and to approve the following consent agenda items as amended:

- a. August 31, 2018 unaudited financial report
- b. Electronic Consent Ratification for the Variance on the landscaping at 13079 South Bonney Street.

OFFICER AND COMMITTEE REPORTS

RECORD OF PROCEEDINGS

Upon review, a motion was made, second and without public comment to approve the meeting minutes of July 9, 2018 as amended (Attachment A).

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; Parking Advisory Committee; Activities Committee and the South Parker Preservation Committee, had no official reports.

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.

Bob Rhodes representing The GarbageMan was in attendance as requested to address comments/concerns provided to the Board from their previous Board meeting related to services by The Garbage Man.

UNFINISHED BUSINESS

SRD Vacant Parcel Update: Director O'Connor provided an update on the status of the SRD parcel and his thoughts on the outcome of the oral arguments that were heard by the Douglas County Judge on August 23, 2018 in Douglas County.

Proposed 2019 Budget: Mr. Eames reviewed the proposed 2019 budget that was provided to the Board at their July meeting. Mr. Eames noted that effective July 1, 2018 State Law has changed and the Association will be required to provide notice to the members of the proposed budget and allow the members to vote on the proposed budget at a Budget Ratification Meeting as provided under CRS 38-333-117. Upon final review, a motion was made, seconded and without public comment, unanimously passed to adopt the proposed 2019 budget as amended and make it a part of the Budget Ratification notice to be sent to the membership with the Annual Membership Meeting notice (Attachment B).

UNFINISHED BUSINESS CONTINUED

19573 E. Hollow Creek Drive: Owners have requested a variance to the Architectural Committee's decision to deny their request to paint the brick on the home the proposed new body color. Upon review, a motion was made, seconded and with no public comment unanimously passed to deny the variance request.

Upon further review, a motion was made, seconded and passed 3-1 to allow the owner to paint the brick on their home provided they utilize the proposed trim color SW 7020.

NEW BUSINESS

Annual Membership and Budget Ratification Meetings: Mr. Eames noted that the Annual Membership and Budget Ratifications Meetings are currently scheduled for Monday, November 12, 2018 at 5:30 p.m. at the Creekside Recreation Center.

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

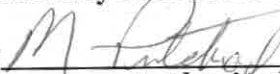
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 14th day of January 2019 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 January 2019.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

Attachment A

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JULY 9, 2018**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m. on July 9, 2018 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Denny and Overbeck, along with Mark L. Eames, PCAM with PCMS. There were several 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 amended:

- a. Record of Proceedings for May 14, 2018, with the correction that Director Overbeck was not in attendance
- b. June 30, 2018 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 of Directors reviewed a proposed foreclosure resolution for the home at 12615 Buckhorn Creek Street. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve moving forward with the foreclosure resolution and authorized the President to execute the resolution.

COMMITTEE REPORTS

Architectural Committee: Two owners requested a variance to the Architectural Committee's decision to their architectural requests.

19573 E. Hollow Creek Drive: Owners have requested a variance to the Architectural Committee's decision to deny their request to paint the brick on the home. Upon review, Mr. Eames was asked to contact the owner and have a sample of the body color of the home painted on the home near the masonry so the Board can drive by and take a look at the proposed body color next to the current masonry color on the home.

13079 S. Bonney Street: Owners have requested a variance to the Architectural Committee's decision to deny their request for landscaping as it does not comply with the Community-wide Standards document. Upon review, the Board requested that the owner resubmit the plan landscape with the intent of making it a little easier to understand the various proposed plant locations for both the front and rear yards

Parking Advisory Committee: No official report.

Activities 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. The Board discussed a comment/concern provided in their meeting packet related to services by The Garbage Man and a suggestion from a resident to publish all of the names/addresses of residents in the community who have obtained a parking variance.

UNFINISHED BUSINESS

SRD Vacant Parcel Update: Director O'Connor provided an update on the status of the SRD parcel and indicated that there are oral arguments scheduled for August 23, 2018 in Douglas County. Notice of this was sent out to the community on a postcard via USPS and sent out via the community E-news.

NEW BUSINESS

Town of Parker Large Vehicle Parking Ordinance Discussion: The Board of Directors reviewed the correspondence that Director O'Connor obtained from the Town of Parker regarding a change to their policy for large vehicle parking. After a brief discussion, it was unanimously agreed that the Association would take no further action on this business matter.

Proposed 2019 Budget: Mr. Eames reviewed the first draft proposed 2019 budget with the Board of Directors. Upon final review it was agreed that the Board would take final action on the proposed 2019 budget at their September 10, 2018 Board meeting.

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

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 10th day of September, 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 10th day of September 2018.

Stroh Ranch Community Association, Inc.

By: _____
Secretary or Authorized Agent

STROH RANCH COMMUNITY ASSOCIATION, INC.
2018 Approved Budget, 2018 Estimated Actual, 2019 Proposed Budget

CATEGORY	2018 Approved	2018 Est. Actual	2019 Proposed
Income			
Homeowner Assessments *	\$230,900	\$230,900	\$230,900
Filing 9 Sub-Association Assessment***	\$11,590	\$11,590	\$11,590
Late/Legal/Liens/Fines	\$7,900	\$28,000	\$8,000
Maintenance Bill Back	\$500	\$0	\$500
Carry-Over Funds	\$70,000	\$69,800	\$34,800
Total Projected Income	\$320,890	\$340,290	\$285,790
Expenses			
Trash Disposal	\$144,000	\$133,800	\$140,500
Filing 9 Sub-Association Expenses	\$11,590	\$11,590	\$11,590
Mailbox Project	\$34,000	\$0	\$0
Activities/Programs (Social)	\$36,000	\$35,900	\$36,000
Legal Collection Risk Share Program	\$3,000	\$3,800	\$4,000
Legal General	\$10,000	\$17,800	\$10,000
Vacant Land (J. Morgan) Litigation	\$0	\$26,000	\$25,000
Accountant Fees (Audit)	\$1,500	\$1,500	\$1,500
Professional Fees****	\$36,500	\$35,600	\$36,500
Insurance Premium	\$4,000	\$4,200	\$4,400
Administration Costs	\$18,000	\$19,800	\$19,000
Communications/Newsletter	\$14,200	\$14,120	\$14,200
Projected Expenses	\$312,790	\$304,110	\$302,690
Bad Debt (uncollectable accounts)	\$2,500	\$1,000	\$2,500
Reserve Contributions	\$5,600	\$5,600	\$5,600
Total Projected Expenses	\$320,890	\$305,110	\$310,790
Net Revenue (Loss)	\$0	\$35,180	-\$25,000

Footnotes:

*Anticipates 1125 homes paying \$194 annually in assessments which is the same as 2018 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.

***2019 assessments are based upon 305 homes paying \$38.00 annually, which is the same as the 2018 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).

STROH RANCH MASTER ASSOCIATION
Annual Membership Meeting of November 12, 2018

Secretary/Recorder: Mark L. Eames, PCAM

MINUTES

Meeting was called to order at 5:32 p.m., Monday, November 12, 2018, by R.J. O'Connor, President.

QUORUM ESTABLISHED

It was reported that with homeowners present, in person or by proxy, a quorum was established to conduct business.

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

It was moved and seconded that the minutes of the November 13, 2017 Annual Membership Meeting be approved as presented. Motion Passed.

OFFICER REPORTS

State of the Association/Financial Report

Mark Eames with PCMS identified the current volunteers that sit on the Board of Directors and Architectural Committee.

2018 FINANCIAL REPORT AND 2019 BUDGET PRESENTATION AND RATIFICATION

Mark Eames reviewed the 2018 financial condition of the Association and then presented the 2019 Budget. Mr. Eames started the presentation by noting that the 2019 budget shows a projected 2019 year end loss/deficit. Mr. Eames noted that after a lengthy review of the proposed 2019 budget, the Board of Directors agreed to not increase the 2019 assessment to address the budgeted deficit, as the projected budgeted deficit is solely based upon potential additional expenses related to the legal litigation matter which such projected expenses may or may not be required, depending upon the current outcome of the Associations and Ironstones HOA's appeal regarding the Town of Parker's plat ruling of December 14, 2017. Mr. Eames stated that if the Board is forced/determines the need to move forward with further legal litigation, then any actual deficit for 2019 will be addressed with the membership at the 2020 budget hearing.

As provided for under the Colorado State Statute, effective July 1, 2018, with twenty-one (21) owners who provided their absentee ballot that voted no on the proposed 2019 budget, the 2019 budget would be ratified as presented. A motion was made, seconded and with no public comment unanimously passed by the members and proxies in attendance, less the twenty-one (21) noted descending votes to pass/ratify the 2019 budget as presented.

ELECTION OF DIRECTORS

Nominations were solicited for members to fill three, two year term Board positions. Four homeowners, Marvin Naylor, R.J. O'Connor, Joy Overbeck and Nancy Carin Stern, submitted their interest in volunteering on the Board for the three, two year open positions. There were also several write in nominees which each had one vote: Sam Scales, Joel Karban, Andrew Gerhard, Jason Grizzle, Robin Adamson, Todd Eaton & Scott Tanner. Based upon the vote tabulation, congratulations went out to R.J. O'Connor, Joy Overbeck and Nancy Carin Stern in being elected to the Board of Directors.

UNFINISHED BUSINESS

Director O'Connor provided the members present with an update on the Town Planning Commission meeting that was held last week regarding the Dominion Development and Acquisitions proposal to construct 204 apartments on the site across from the Creekside Recreation Center currently owned by Stroh Ranch Development. The floor was opened for general questions regarding the Dominion site proposal.

OPEN FORUM

The floor was opened to general comments, questions and suggestions.

ANNOUNCEMENTS

The next meeting of the members will be held in November of 2019. The exact date and time will be announced when the official notice of the meeting is distributed.

ADJOURNMENT

There being no further business to come before the membership, it was moved and seconded that the meeting be adjourned at 7:05 p.m.