

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JANUARY 14, 2019**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on January 14, 2019 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Overbeck, Buck and Stern, 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 10, 2018
- b. November 30, 2018 unaudited financial report
- c. Electronic Consent Ratification- Appeal Consideration

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 2019:

RJ O'Connor	President
Maggi Pritchard	Vice-President/Secretary
Chris Buck	Treasurer
Joy Overbeck	Member-at-Large
Nancy Stern	Member-at-Large

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.

Director O'Connor noted that the Board is being asked to consider the 2019 Legal Service agreement with Altitude formally Hindman/Sanchez. After review, motion was made, seconded and with no public comment unanimously passed to authorize the Board President to execute the Altitude legal service agreement for Basic Legal Services and the Risk Share Program, 2019 Legal Services.

COMMITTEE REPORTS/APPOINTMENTS

Architectural Committee: No official report. The following members of the Committee were up for reconsideration of appointment in 2019. Dana Rees, Kathy Sibley, Maggi Pritchard, Tom Watson and Lisa Kelly. Upon review, a motion was made, seconded and with no public comment unanimously passed to appoint the above listed volunteers to the Architectural Committee for 2019.

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.

Bob Rhodes-The Garbage Man: Director O'Connor noted that Bob Rhodes with The Garbage Man was unable to attend this evening's meeting. A lengthy conversation ensued related to several service concerns including the continuing matter of hydraulic fluid leaking from some of the companies service vehicles on the streets within Stroh Ranch. It was agreed that Mr. Eames would set up a separate meeting with Mr. Rhodes to address the concerns and formally place The Garbage Man on notice to cure. The Board also requested that a Trash/Recycling RFP be sent out.

MANAGEMENT REPORT CONTINUED

Request to Remove Legal Fees: Owner on E. Custer Avenue requested that \$540 in legal fees be removed from his account regarding his tenants parking violations as he has stated that the matter has been resolved. Upon review, a motion was made, seconded and without public comment, unanimously passed to not approve the owners request to remove legal fees.

Request to Remove Penalties/Fines: Owner on S. Silver Creek Street requested that \$2,500 in fines regarding the landscaping not being maintained on the lot be removed from her account. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve removing \$2,500 in penalties/fines on the owners account.

UNFINISHED BUSINESS

SRD Vacant Parcel Update: Director O'Connor provided an update on the status of the SRD parcel.

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 18th day of March, 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 18th day of March 2019.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
MARCH 18, 2019**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m. on March 18, 2019 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Overbeck, Buck and Stern, along with Jessica Moser and 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 14, 2019
- b. February 28, 2019 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/APPOINTMENTS

Architectural Committee: No official report.

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.

UNFINISHED BUSINESS

Dominium Parcel Update: Director O'Connor provided an update on the status of the former SRD parcel now owned by Dominium.

Trash Service Contract Review: Mr. Eames reviewed the proposal received for trash services for the community. The RFP was sent out to three contractors, two declined to bid and the company that provided a proposal was double the cost that the Association is currently paying and does not provide several services currently being offered. The Board of Directors will continue to work with the current contractor to ensure that the services being provided are per the current agreement.

NEW BUSINESS

Homeowner Member Public Forum: Owners in attendance at the meeting discussed general items and concerns regarding the Dominium parcel.

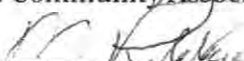
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 13th day of May, 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 13th day of May 2019.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
MAY 13, 2019**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m. on May 13, 2019 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Overbeck, Buck and Stern, 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.

Executive Session: Motion was duly made, seconded and unanimously carried, to have the Board of Directors enter into executive session as provided under Section 24-6-402(4) of the Colorado Revised Statute for the purposes of allowing the Board to discuss the Association's legal counsels update on the most recent communications related to the Dominium property located across the street from the recreation center. Motion was duly made, seconded and unanimously carried, to come out of executive session.

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 18, 2019
- b. March 31, 2019 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/APPOINTMENTS

Architectural Committee: No official report.

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.

UNFINISHED BUSINESS

Dominium Parcel Update: Director O'Connor provided an update on the status of the former Stroh Ranch Development parcel now owned by Dominium, which is directly south of the recreation center.

NEW BUSINESS

Newsletter Publication/Future Communication Process and Procedures: Director O'Connor reported that the Board is in the process of reviewing all potential electronic options to more efficiently communicate with the members, which will at some point include phasing out the newsletter publication. This process will take up to a year to finalize as additional information becomes available, that will be communicated to the membership.

Homeowner Member Public Forum: Owners in attendance at the meeting discussed general items and concerns regarding the Dominium parcel.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 8th day of July, 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 8th day of July 2019.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JULY 8, 2019**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:31 p.m. on July 8, 2019 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Overbeck, Buck and Stern, along with Mark L. Eames, PCAM with PCMS. There were three 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 13, 2019
- b. May 31, 2019 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/APPOINTMENTS

Architectural Committee: No official report.

Homeowner Appeal Request -Planter Box: The Board of Directors reviewed a request from the owner at 12677 Prince Creek Drive to maintain the unapproved planter box that was added to the front of the home which was denied by the Architectural Committee. Upon review, a motion was made, seconded and without public comment unanimously passed to approve the planter box contingent that the owners plant two 5 gallon shrubs from the current community recommended plant list in front of the planter box from the street side to help tie in the appearance of the planter box to the surrounding landscape.

Homeowner Appeal Request -Paint Scheme: The Board of Directors reviewed a request from the owner at 19649 E. Elk Creek Drive to paint the exterior of their home with the colors submitted that were denied by the Architectural Committee due to the LRV. Upon review, a motion was made, seconded and without public comment unanimously passed to approve the owners paint scheme as submitted.

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.

UNFINISHED BUSINESS

Dominium Parcel Update: Director O'Connor provided an update on the status of the former Stroh Ranch Development parcel now owned by Dominium, which is directly south of the recreation center.

NEW BUSINESS

2020 Proposed Budget Draft Discussion: Mr. Eames noted that the first draft proposed 2020 budget will commence soon and requested that the Board provide any thoughts on items to address for the preliminary budget by July 22, 2019.

Homeowner Member Public Forum: Owners in attendance at the meeting discussed general items, including some additional questions on the Dominion parcel.

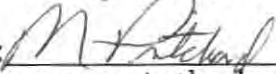
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 9th day of September, 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 9th day of September 2019.

Stroh Ranch Community Association, Inc.

By:  _____
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
SEPTEMBER 9, 2019**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:31 p.m. on September 9, 2019 at the Creekside Recreation Center. Present were: Directors O'Connor, Pritchard, Overbeck and Buck, along with 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 July 8, 2019
- b. July 31, 2019 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.

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

Dominium Parcel Update: Director O'Connor provided an update on the status of the former Stroh Ranch Development parcel now owned by Dominium, which is directly south of the recreation center.

Proposed 2020 Budget: Mr. Eames reviewed the proposed 2020 budget that was provided to the Board of Directors (Attachment A). Upon final review, it was agreed that the Board would finalize the proposed 2020 budget to include separating the actual amount of the proposed assessment increase to show the necessary funding for general operating expenses versus the one year only legal costs, and ratify the proposed 2020 budget electronically and also look at holding a special question and answer meeting prior to the Annual Membership/Budget Ratification Meetings for those owners that may have questions regarding the proposed increase in assessments for 2020.

NEW BUSINESS

Annual Meeting Preparation: Mr. Eames noted that the Annual Membership Meeting is scheduled for Monday November 11, 2019 at 5:30 p.m. to be held at the Creekside Recreation Center. There are two positions up for election this year.

Homeowner Member Public Forum: Owners in attendance at the meeting discussed general items, including some additional questions on the Dominium parcel.

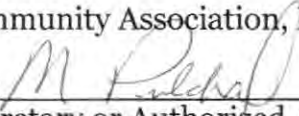
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 13th day of January 2020 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 13th day of January 2020.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

STROH RANCH COMMUNITY ASSOCIATION, INC.
2019 Approved Budget, 2019 Estimated Actual, 2020 Proposed Budget

CATEGORY	2019 Approved	2019 Est. Actual	2020 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	\$ 8,000	\$ 21,476	\$ 12,000
Maintenance Bill Back	\$ 500	\$ 0	\$ 500
Carry-Over Funds	\$ 34,800	\$ 34,800	-\$ 6,700
Total Projected Income	\$ 285,790	\$ 298,766	\$ 248,290
Expenses			
Trash Disposal	\$ 140,500	\$ 138,700	\$ 140,400
Filing 9 Sub-Association Expenses	\$ 11,590	\$ 11,590	\$ 11,590
Activities/Programs (Social)	\$ 36,000	\$ 35,900	\$ 36,000
Legal Collection Risk Share Program	\$ 4,000	\$ 700	\$ 3,000
Legal General	\$ 10,000	\$ 9,280	\$ 10,000
Legal Litigation	\$ 25,000	\$ 27,800	\$ 97,737
Accountant Fees (Audit)	\$ 1,500	\$ 1,500	\$ 1,500
Professional Fees***	\$ 36,500	\$ 36,200	\$ 36,500
Insurance Premium	\$ 4,400	\$ 4,160	\$ 4,400
Administration Costs	\$ 19,000	\$ 18,600	\$ 19,000
Communications/Newsletter	\$ 14,200	\$ 14,136	\$ 14,200
Projected Expenses	\$ 302,690	\$ 298,566	\$ 374,327
Bad Debt (uncollectable accounts)	\$ 2,500	\$ 1,300	\$ 1,500
Reserve Contributions	\$ 5,600	\$ 5,600	\$ 5,600
Total Projected Expenses	\$ 310,790	\$ 305,466	\$ 381,427
Net Revenue (Loss)****	-\$ 25,000	-\$ 6,700	-\$ 133,137

Footnotes:

*1125 homes paying \$194 annually in assessments which is the same as 2019 and 140 homes paying the \$70 annual assessment (Creekside, Hunters Chase).

**2020 assessments are based upon 305 homes paying \$38.00 annually, which is the same as the 2019 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).

****In order to make up the projected deficit, the Board would need to authorize an increase in the projected annual assessment for 1125 homes to \$ 301.50 and for the 140 homes to \$ 177.50. Management encourages rounded up or down \$.50. for ease of owner payments.

STROH RANCH MASTER ASSOCIATION
Annual Membership Meeting of November 11, 2019

Secretary/Recorder: Mark L. Eames, PCAM

MINUTES

Meeting was called to order at 5:38 p.m., Monday, November 11, 2019, 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 12, 2018 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.

2019 FINANCIAL REPORT AND 2020 BUDGET PRESENTATION AND RATIFICATION

Director O'Connor and Mark Eames reviewed the 2019 financial condition of the Association and then presented the 2020 Budget. The proposed 2020 budget is comprised of 1125 single family homes that paid \$194.00 annually in assessments for 2019; that assessment amount will go to \$302.00 in 2020, with \$222.00 annually going toward general operating expenses and \$80.00 for the year 2020 (ONLY) going toward Legal Litigation Expenses. The \$80.00 for legal litigation is only a one-year (2020) expense charge. There are 140 attached homes that paid \$70 annually in assessments (Creekside, Hunters Chase) for 2019; which amount will go to \$178.00 in 2020, with \$98.00 annually going toward operational expenses and \$80.00 annually for the year 2020 (ONLY) going toward Legal Litigation Expenses. For clarification to both our single-family homes and attached home members, the \$80.00 portion the 2020 assessment increase for legal litigation is ONLY for one-year.

As provided for under the Colorado State Statute, effective July 1, 2018, with one hundred twenty-two (122) owners who provided their absentee ballot that voted no on the proposed 2020 budget, the 2020 budget was ratified as presented.

ELECTION OF DIRECTORS

Nominations were solicited for members to fill two, two year term Board positions. Two homeowners, Marvin Naylor and Maggi Pritchard, submitted their interest in volunteering on the Board for the two, two year open positions. There were also several write in nominees which each had one vote: Jason Grizzle, Tom Krupa, Todd Martinez, Gary Sakryd, Brandon Sejera, Scott Tanner, Mike Waid, Terry Wenzel and Travis Woolford. Based upon the vote tabulation, congratulations went out to Marvin Naylor and Maggi Pritchard in being elected to the Board of Directors.

UNFINISHED BUSINESS

Director O'Connor provided the members present with an update regarding the Dominion Development and Acquisitions proposal to construct 204 apartments on the site across from the Creekside Recreation Center. 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 2020. 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 6:52 p.m.