

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 11, 2021**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:31 p.m. on January 11, 2021 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Overbeck, Naylor and Stern, along with Jessica Moser and Mark L. Eames, PCAM with PCMS. There were not any 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 14, 2020
- b. November 30, 2020 unaudited financial reports

**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 2021:

RJ O'Connor	President
Maggi Pritchard	Vice-President
Nancy Stern	Treasurer
Marvin Naylor	Secretary
Joy Overbeck	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 2021 Legal Service agreement with Altitude Community Law. After review, it was agreed that the Association would look at soliciting proposals from a few additional legal service providers and have that information available for review by the Board at their March meeting. In the meantime, management was provided direction by the Board on the current proposed agreement with Altitude Community Law, if action was required to be taken prior to the Board of Directors March meeting.

**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 Dominium parcel.

Electronic Communications: Director O'Connor noted that the Association will continue conversation of moving communications to electronic methods to a future meeting

Community Security Discussion-Follow Up From Annual Meeting: The Board of Directors discussed the conversation that came up at the Annual Meeting In November regarding the possibility of the Association providing a security type service for the community. The Board of Directors did not take action on this business matter at this time.

**NEW BUSINESS**

Homeowner Member Public Forum: There were no homeowners in attendance for the meeting.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 8<sup>th</sup> day of March, 2021 at either the Creekside Recreation Center or via Zoom depending on the current pandemic restrictions.

There being no other business to come before the Board, the meeting was adjourned at 6:20 p.m.

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 March 2021.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MARCH 15, 2021**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:33 p.m. on March 15, 2021 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Overbeck, Naylor and Stern, along with Jessica Moser and 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 January 11, 2021
- b. December 31, 2020 and February 28, 2021 unaudited financial reports
- c. Electronic Consent Ratification-Legal Counsel

**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.

2021 Legal Services: As a follow up to discussion at the January meeting, Mr. Eames updated the Board and noted that Altitude Community Law did offer the Association the Non-Retainer/Risk Share program for 2021. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the Non-Retainer/Risk Share program with Altitude Community Law for the Association's 2021 general legal services.

2021 Legal Service RFP: Mr. Eames reviewed the RFP's sent out and the proposals submitted for the 2021 legal services. Based on the prior discussion regarding Altitude Community Law, the Board did not take action on this business matter and would like to continue to with Altitude at this time.

**COMMITTEE REPORTS**

Architectural Committee: No official report.

Parking Advisory Committee: No official report. Mr. Eames noted that there have been a few matters that have come up recently regarding neighbor complaints about residents parking on the street who have an approved parking variance, but are not abiding by all of the conditions of the variance requirements and that some residents continue to apply for a parking variance which was not the intent of the variance process that was established. The variance process was created to provide residents with a grace period to make arrangements to bring the parking situation at their home into compliance. It was discussed that if a home is being rented, that the owner should make sure their tenants will comply with the parking covenants before leasing the home as a tenant should not be submitting for a parking variance in most cases. It was agreed that this matter will be added to the May meeting agenda to further discuss if additional policies/criteria should be put in place regarding parking variance approvals.

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 Dominium parcel.

**NEW BUSINESS**

Homeowner Member Public Forum: There were two homeowners in attendance for the meeting to discuss the on-going concerns with the amount of construction traffic on Motsenbocker due to the new construction occurring in the area. After a lengthy discussion, Stephen Jewett and Arlynn Cook were appointed to a sub-committee of the South Parker Preservation Committee which will be called the Motsenbocker South Parker Preservation Committee moving forward. Management indicated that an E-news can be sent out soliciting for other residents who may be interested in joining this committee. The intent of the committee will be to contact the appropriate parties to try and cut down on the various concerns of the construction traffic such as but not limited to: vehicles speeding, loud noise, damage to road, safety of children and residents and loud equipment that violates the decibels permitted per the Town of Parker.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 10<sup>th</sup> day of May, 2021 via Zoom.

There being no other business to come before the Board, the meeting was adjourned at 7:08 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 10<sup>th</sup> day of May, 2021.

Stroh Ranch Community Association, Inc.

By: 

Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MAY 10, 2021**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on May 10, 2021 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Overbeck, Naylor and Stern, along with Jessica Moser and Mark L. Eames, PCAM with PCMS. There were four homeowner members and Mayor Jeff Toborg 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 5, 2021
- b. March 31, 2021 unaudited financial reports

**OFFICER AND COMMITTEE REPORTS**

**GUEST SPEAKER: TOWN OF PARKER MAYOR TOBORG**

Mayor Toborg was in attendance to discuss the Motsenbocker construction traffic concerns with the members present. Mayor Toborg fielded various questions from the members and provided updates regarding efforts the Town is making to assist with the traffic concerns.

**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. The Board of Directors reviewed the updated proposed parking variance approval letter that Directors Stern and Pritchard had worked on as a follow up the discussion at the last meeting. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the use of the updated letter with one minor clerical change.

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 Dominium parcel. A notice to the members regarding the status of the site as it relates to various legal concerns that both the Master Association and the Condominium Association have been dealing with over the past several years will be put together and sent out in the members.

**Stroh Ranch Community Association  
Board of Directors Meeting  
May 10, 2021– Page 2**

**NEW BUSINESS**

Board Meeting Location: Director O'Connor requested input from the Board of Directors on if they would like to start meeting in person again at the Recreation Center or to continue holding the meetings via Zoom. Pro's and con's of both methods were discussed. Upon final review, it was determined that the meetings will remain on Zoom until further notice or until such time as the Board desires to meet in person. It was agreed that holding the meetings via Zoom does allow more opportunity for members to attend and it provides outside professionals with the ability to have more information available and visible to the members during the meeting.

Homeowner Member Public Forum: The homeowners in attendance did not have any public forum matters.

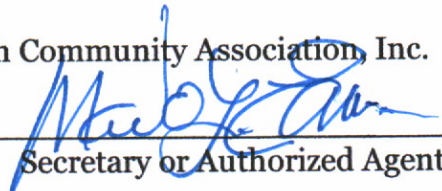
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 12<sup>th</sup> day of July, 2021 via Zoom.

There being no other business to come before the Board, the meeting was adjourned at 6:35 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 12<sup>th</sup> day of July, 2021.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent



**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JULY 12, 2021**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m on July 12, 2021 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard Overbeck, Naylor and Stern, along with Jessica Moser and 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 May 10, 2021
- b. May 31, 2021 unaudited financial reports

**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.

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 member in violation of the covenants.

**UNFINISHED BUSINESS**

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

**NEW BUSINESS**

Variance Request - Unapproved Shed: The Board of Directors reviewed a request from the owner at 18298 Michigan Creek Way to appeal the decision of the Architectural Committee to deny the shed installed in the rear yard of the lot without approval (shed exceed maximum size requirements as outlined in the Community-wide Standards). After lengthy review, the Board a motion was made, seconded and without public comment unanimously passed to approve a variance with several contingencies.

Variance Request - Exemption from Lot Tree Requirement: The Board of Directors reviewed a request from the owner at 12663 S. Dove Creek Court to appeal the decision of the Architectural Committee to deny the request for exemption to the lot tree requirement outlined in the Community-wide Standards as the owner claims the property has not had a tree in the front yard since they purchased the home and they do not feel the lot is large enough to accommodate a tree and have concerns regarding existing utility lines. After lengthy review, the Board requested additional historical information regarding the requirement and requested that Management invite the owner to attend the September meeting to further discuss.

**Stroh Ranch Community Association  
Board of Directors Meeting  
July 12, 2021– Page 2**

Variance Request - Exemption from Lot Tree Requirement: The Board of Directors reviewed a request from the owner at 13008 S. Stuart Way to appeal the decision of the Architectural Committee to deny the request for exemption to the lot tree requirement outlined in the Community-wide Standards as the owner has concerns regarding an existing utility line on the lot. Upon review, the Board was able to confirm that there were several trees previously on this lot and that the utility line had been there throughout that time frame as well and was not a concern for the previous owners and therefore the request for a variance was denied.

Homeowner Member Public Forum: The homeowners in attendance the Dominion site and potential concerns regarding the tenants and guests of that site parking on the streets around the general area near the Recreation Center.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 13<sup>th</sup> day of September, 2021 via Zoom.

There being no other business to come before the Board, the meeting was adjourned at 7:10 p.m.

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 September, 2021.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent



**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
SEPTEMBER 13, 2021**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:32 p.m. on September 13, 2021 via Zoom teleconferencing. Present were: Directors O'Connor, Naylor and Stern, along with Jessica Moser and Mark L. Eames, PCAM with PCMS. There were nine 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 12, 2021
- b. August 31, 2021 unaudited financial reports

**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. Mr. Eames discussed the recent legislative updates regarding energy efficiency, association inspection of records policy and the flag/sign policy. The Board of Directors provided direction to management to solicit the assistance from legal counsel to create the new required documents.

**COMMITTEE REPORTS**

Architectural Committee: No official report.

Parking Advisory Committee: No official report.

South Parker Preservation Committee: No official report.

**GUEST SPEAKERS: TOWN OF PARKER MAYOR TOBORG and TOM WILLIAMS WITH THE TOWN OF PARKER**

Mayor Toborg and Tom Williams was in attendance to discuss the Motsenbocker construction traffic concerns with the members present. Both Mayor Toborg and Mr. Williams fielded various questions from the members and provided updates regarding efforts the Town is making to assist with the traffic concerns.

**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. A resident submitted a letter to the Board requesting cooperation in allowing their home to be rented out as an executive rental. The Board determined that this matter should be considered for approved on a limited trial basis of up to 12- month. Director O'Connor and Mr. Eames were tasked with contacted the owner and discuss his concept and what would need to be considered in order to look at approving the trial period.

**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 8, 2021 at 5:30 p.m. to be conducted zia Zoom teleconferencing for 2020.

Homeowner Member Public Forum: The floor was opened to those owners in attendance to discuss any comments, concerns or suggestions they may have to the Board of Directors.

**Stroh Ranch Community Association  
Board of Directors Meeting  
September 13, 2021– Page 2**

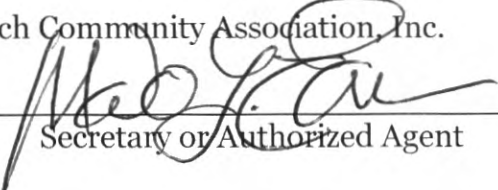
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 10<sup>th</sup> day of January 2022, via Zoom.

The meeting was adjourned at 6:52 p.m. (based on loss of a Board quorum).

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 10<sup>th</sup> day of January 2022.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent