

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JANUARY 9, 2023**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on January 9, 2023 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Miller, Overbeck and Tongren along with Alisia Kear and Mark L. Eames, PCAM with PCMS. There were four homeowner members in attendance for the meeting. Director O'Connor called the meeting to order at 5:34 p.m.

Director O'Connor introduced and welcomed Meghan Miller, the newest member to the Board.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Director O'Connor asked if any of the members of the Board had any potential conflicts that should be disclosed. All five (5) Board members stated no.

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, 2022
- b. December 31, 2022 unaudited financial reports
- c. Legal Collections/Covenant Reports and the 2023 Notice of Legal Services

OFFICER REPORTS

Nomination and Election of Officers: The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2023:

RJ O'Connor	President
Maggi Pritchard	Vice-President
Meghan Miller	Treasurer
Kurt Tongren	Secretary
Joy Overbeck	Member-at-Large

COMMITTEE REPORTS

Architectural Committee: No official report. Mr. Eames noted that the Board had three variance requests for review. Upon review, the following directions were taken; it was the decision of the Board to grant the variance for the home off of Oak Creek Way to not require the current owner to plant an additional tree in the front yard, but require an additional tree to be added upon the sale or lease of the home, which may occur first.

For the second variance, it was the decision of the Board to have management look at helping the owner on Clear Creek Drive complete a small sample area of their driveway with a wet grind process and upon completion, contact the Board to drive by and look at the results. No formal decision was made on this variance.

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COMMITTEE REPORTS

Architectural Committee Continued

The final variance request was for a trellis fence in the owner's rear yard. Based upon the information provided and a lengthy review of the site, the variance was unanimously denied, but the owner will be provided an opportunity to set up a meeting with a Board liaison and the management team to discuss possible alternate suggestions.

Parking Advisory Committee: No official report. Mr. Eames noted that the Board had four requests for a parking variance. Upon review, the following decisions were made; for the home off of Horse Creek Street, the Board granted a six-month variance; for the home off of Oak Creek Ct., the owner was not in attendance at the meeting, no variance was granted; for the home off of Elk Creek Drive, the Board granted a six-month variance and for the home off of Molly Ave., the Board granted a six-month variance.

South Parker Preservation Committee: No official report

Activities Committee: No official report. Director O'Connor noted that the recent event was another success and wanted to extend a huge thank you to MaryBeth Amann for all of her hard work.

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

Mill Creek Residential Update: Director O'Connor reported that he was unaware of any additional updates regarding the submittal at this time.

Xcel Energy Temporary Construction/Drive Easement off of J. Morgan Blvd: Director O'Connor reported that the work on the pipelines continues at the site.

NEW BUSINESS

Homeowner Member Public Forum: Director O'Connor opened the floor to public comment. Two homeowners had traffic control inquires related to Nate Drive that were addressed by Director O'Connor.

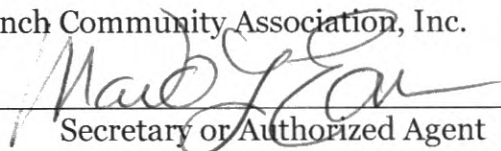
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for the 13th day of March 2023, via Zoom. The meeting was adjourned at 7:48 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 13th day of March 2023.

Stroh Ranch Community Association, Inc.

By: _____


Secretary or Authorized Agent