

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JANUARY 10, 2022**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:33 p.m. on January 10, 2022 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Stern, Overbeck and Tongren along with Alisia Kear and Mark L. Eames, PCAM with PCMS. There were seven 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 13, 2021
- b. December 31, 2021 unaudited financial reports
- c. Electronic consent on the approved of the 2022 Budget
- d. Approval of the State Legislative Resolutions
- e. Approval of the Front Yard Tree Variance Resolution

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 2022:

RJ O'Connor	President
Maggi Pritchard	Vice-President
Nancy Stern	Treasurer
Kurt Tongren	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.

COMMITTEE REPORTS

Architectural Committee: No official report.

Parking Advisory Committee: No official report.

South Parker Preservation Committee: No official report

Activities Committee: Director O'Connor noted that he felt the Holiday event went extremely well again this year and thanked everyone involved.

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 homeowner on East Dove Creek Place, submitted a letter to the Board seeking a variance to maintain the color of their garage door; the accent color of the home. After a brief discussion, based upon the information and photo's provided by the owner, a motion was made, seconded and with no public comment unanimously passed to grant the variance to the owner to maintain their garage door the current accent color of their home.

Mr. Eames went on to briefly mention the information in the Boards packet related to a parking and RV concern with a homeowner on Prince Creek. Director O'Connor noted that based upon the information provided, he felt a temporary solution could be worked out and noted the Board would address this matter at a separate work session.

**Stroh Ranch Community Association
Board of Directors Meeting
January 10, 2022– Page 2**

NEW BUSINESS

HBS Purchase of The Garbage Man: Mike Minks with HBS was invited to attend the meeting to meet the Board, but had a personal matter come up, so he will be invited to the March 2022 Board meeting. Director O'Connor updated the Board on a meeting that he and Mr. Eames had with Mr. Minks regarding future services, new trash trucks that HBS is ordering for use in Stroh Ranch and specific services that are provided to the owners in the current hauling contract, that need to be updated on the HBS system when an owner calls in, so the correct information is being provided.

Xcel Energy Temporary Construction/Drive Easement off of J. Morgan Blvd. Cheryl Diedrich and other field staff with Xcel Energy were in attendance to review and address questions related to the proposed temporary construction easement that Xcel is seeking on the egress side (south) of the entrance to the community on J. Morgan Blvd. After a lengthy discussion, the Board thanked Cheryl and her team for attending the meeting. Director O'Connor noted that he would contact the Town Administration tomorrow, to get some additional clarification on why the Town is requiring this temporary easement access for Xcel, when there appears to be one or more other viable options, and report back to the Board.

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.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 14th day of March 2022, via Zoom.

The meeting was adjourned at 7:56 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 14th day of March 2022.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
MARCH 14, 2022**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:31 p.m. on March 14, 2022 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Stern, and Tongren along with Alisia Kear and Mark L. Eames, PCAM with PCMS. There was one homeowner members in attendance for the meeting. Director Pritchard called the meeting to order and asked Mr. Eames to run the remaining portion of the meeting.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Mr. Eames 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 10, 2022
- b. February 28, 2022 unaudited financial 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.

GUEST SPEAKER

HBS Purchase of The Garbage Man: Mike Minks with HBS was invited to attend the meeting to meet the Board, but had a personal matter come up, so he will be invited to the May 2022 Board meeting.

COMMITTEE REPORTS

Architectural Committee: No official report.

Parking Advisory Committee: No official report. The homeowner on Horse Creek Court was in attendance as suggested to seek an additional parking variance. After a question and answer period with the owner and based upon the information provided by the owner, a motion was made, seconded and with no public comment unanimously passed to grant the owner with a six (6) month parking variance for up to two (2) vehicles.

South Parker Preservation Committee: No official report

Activities 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

Xcel Energy Temporary Construction/Drive Easement off of J. Morgan Blvd: Director O'Connor and Mr. Eames provided the Board with the most recent updates on the easement.

Mill Creek Residential Update: Director O'Connor noted that he did not have any additional updates for the Board at this time.

Homeowner Member Public Forum: There were no owners in attendance for the public forum portion of the meeting.

Stroh Ranch Community Association
Board of Directors Meeting
March 14, 2022 – Page 2

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was scheduled for the 10th day of May 2022, via Zoom.

The meeting was adjourned at 6:09 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 9th day of May 2022.

Stroh Ranch Community Association, Inc.

By: _____


Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
MAY 9, 2022**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:31 p.m. on May 9, 2022 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Stern, Overbeck and Tongren along with Alisia Kear and Mark L. Eames, PCAM with PCMS. There was one homeowner members in attendance for the meeting. Director O'Connor called the meeting to order.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Mr. Eames 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 14, 2022
- b. March 31, 2022 unaudited financial reports

OFFICER 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.

Director O'Connor went on to update the Board on HB22-1139 and its possible impact on the Association enforcing its parking covenant in the future. Director O'Connor communicated with the Association's legal counsel and it appears that because the Town of Parker recognized many years ago by resolution, the no parking covenant within the covenants for Stroh Ranch, it appears the law, if signed by the Governor, would not apply to the Association, since Stroh Ranch is within the jurisdiction of a "Home Rule" community.

COMMITTEE REPORTS

Architectural Committee: No official report.

Parking Advisory Committee: No official report. Mr. Eames noted that the Association still has a couple of outstanding parking variances with owners that have exceeded their parking variance time frames, that need to be reviewed and addressed at some point by the Board.

South Parker Preservation Committee: No official report

Activities 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

Xcel Energy Temporary Construction/Drive Easement off of J. Morgan Blvd: Director O'Connor reported that work on the pipelines continues at the site and it appears will probably extend beyond the estimated time frame for completion first mentioned by Xcel, which was to have the work completed by the end of May.

**Stroh Ranch Community Association
Board of Directors Meeting
May 9, 2022– Page 2**

UNFINISHED BUSINESS CONTINUED

Mill Creek Residential Update: Director O'Connor reported that the Mill Creek developer is having an open house presentation at the Creekside Recreation Center this coming Wednesday. Notice of the event has been electronically communicated to the members, along with a postcard that was sent out via US mail. A lengthy conversation ensued related to the project and the various impact it may have on not only the community members, also the Associations and government entities that provide service to the site where the developer is looking to get a zoning change from the Town and building apartments. Director O'Connor mentioned that he had heard that the developer may be submitting their paperwork to the Town in the next week or so, to apply for the zoning change, from commercial to residential.

Homeowner Member Public Forum: There was one owner in attendance to listen to the meeting, but had no specific matters to bring to the Board.

ADJOURNMENT

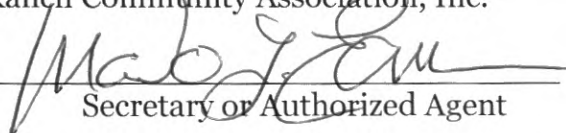
The next regularly scheduled meeting of the Board of Directors was scheduled for the 11th day of July 2022, via Zoom.

The meeting was adjourned at 6:21 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 11th day of July 2022.

Stroh Ranch Community Association, Inc.

By: _____



Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JULY 11, 2022**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m. on July 11, 2022 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Stern, Overbeck and Tongren along with Alisia Kear and Mark L. Eames, PCAM with PCMS. There were five homeowner members in attendance for the meeting. Director O'Connor called the meeting to order.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Mr. Eames 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 9, 2022
- b. June 30, 2022 unaudited financial reports

OFFICER 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 then reviewed the three proposed resolutions related to the new legislation for HB22-1139 and discussed the impact of the Bills not only on the Association, but the membership with the potential of much higher costs for collection and covenant enforcement processes. Upon final review, a motion was made, seconded and without public comment, unanimously passed to conditionally approve the three resolutions as presented by legal counsel.

COMMITTEE REPORTS

Architectural Committee: No official report.

Parking Advisory Committee: No official report. Mr. Eames noted that the Association still has a couple of outstanding parking variances with owners that have exceeded their parking variance time frames, that need to be reviewed and addressed at some point by the Board.

South Parker Preservation Committee: No official report

Activities Committee: No official report. Director O'Connor noted that the recent July 4th event was another success and wanted to extend a huge thank you to MaryBeth Amann for all 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.

**Stroh Ranch Community Association
Board of Directors Meeting
July 11, 2022– Page 2**

UNFINISHED BUSINESS

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.

UNFINISHED BUSINESS CONTINUED

Mill Creek Residential Update: Director O'Connor reported that the Board conducted an informal meeting with Board members from Ironstone and Stroh Ranch Business Circle to gain a consensus on the proposed Mill Creek development rezoning request that has been submitted to the Town of Parker. A combined Association response to the rezoning referral package is being put together.

NEW BUSINESS

2023 Proposed Budget: Mr. Eames provided the Board with a proposed first draft 2023 budget. After a brief review, it was agreed that the Board would review the draft, send Mr. Eames any questions related to the proposal and be prepared to take action on the proposed 2023 Budget at their September meeting.

Homeowner Member Public Forum: There were five homeowners in attendance. Two homeowners had traffic control inquires related to Nate Drive; one had an inquiry related to the condition of a neighboring home and two had inquiries related to a repaint submittal to the ARC.

ADJOURNMENT

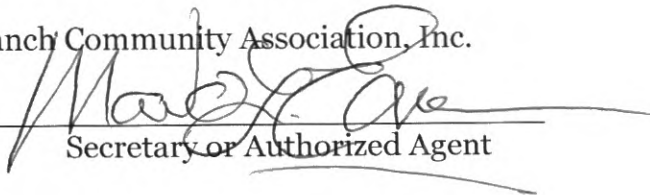
The next regularly scheduled meeting of the Board of Directors was scheduled for the 12th day of September 2022, via Zoom.

The meeting was adjourned at 7:11 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 12th day of September 2022.

Stroh Ranch Community Association, Inc.

By: _____


Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
SEPTEMBER 19, 2022**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:34 p.m. on September 19, 2022 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Stern, Overbeck and Tongren along with Alisia Kear and Mark L. Eames, PCAM with PCMS. There was one homeowner member in attendance for the meeting. Director O'Connor called the meeting to order.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Mr. Eames 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 11, 2022
- b. August 31, 2022 unaudited financial reports
- c. Legal Collections and Covenant Reports as of September 12, 2022

OFFICER REPORTS

GUEST SPEAKERS

Tom Miller and Mike Minks with HBS Trash Services were in attendance to update and address questions from the Board related to the HBS request for a standard increase to their trash service fee and requesting that toters be utilized for all homes, which would require an additional fee representing 30% above the current contract amount. Upon a final discussion, the Board stated that they would respond back to HBS with their decision on the two requests.

COMMITTEE REPORTS

Architectural Committee: No official report.

Parking Advisory Committee: No official report. Mr. Eames noted that the Board has one request for a parking variance for a home off of Elk Creek Dr. After a lengthy review, based upon the number of variances already provided, the Board agreed to provide a final limited extension to the owner until October 31, 2022 to make the necessary vehicle arrangements, to comply with the Associations parking covenant.

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.

**Stroh Ranch Community Association
Board of Directors Meeting
September 19, 2022– Page 2**

UNFINISHED BUSINESS

Mill Creek Residential Update: Director O'Connor reported that he was unaware of any additional updates regarding the submittal at this time. Mrs. Eames noted that the land owner and applicant have approached the Stroh Ranch Business Circle Board of Directors regarding their response to the Town of Parker related to the project.

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.

2023 Proposed Budget: Mr. Eames provided the Board with the proposed first draft 2023 budget. After a final review, a motion was made, seconded and without public comment, unanimously passed to approve the 2023 budget as presented and provided the approved budget to the membership for ratification.

NEW BUSINESS

HBS Letter/Notice: The Board discussed the letter received from HBS Trash Services along with the additional information provided earlier in the meeting by Mr. Miller and Mr. Mink. After a lengthy discussion, a motion was made, seconded and without public comment, unanimously passed to approve the contract increase request effective January 1, 2023, but to deny the request to mandate totter service for all community members, which would require the Board to increase service costs to the membership by 30%, as this request is not a part of or required in the current contract between the parties.

Annual Membership and Budget Ratification Meetings: Director O'Connor noted for the record that the Annual Membership and Budget ratification Meetings are set for November 7, 2022 at 5:30p.m. to be held via Zoom conference calling.

Homeowner Member Public Forum: There was one homeowner in attendance to request consideration of the Board to extending for an additional 180-days the current limited 30-day rental variance arrangement. The Board noted to the owner that they have received some concerns from neighboring properties related to the current arrangement. Upon final review, the Board agreed to extend the variance agreement through March 31, 2023.

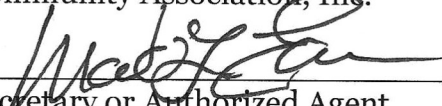
ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for the 9th day of January 2023, via Zoom.

The meeting was adjourned at 7:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 9th day of January 2023.

Stroh Ranch Community Association, Inc.

By: 
Secretary or Authorized Agent

**STROH RANCH MASTER ASSOCIATION
ANNUAL MEMBERSHIP AND BUDGET RATIFICATION MEETINGS
NOVEMBER 7, 2022**

Secretary/Recorder: Mark L. Eames, PCAM

CALLED TO ORDER

Meeting was called to order at 5:34 p.m., Monday, November 7, 2022, by R.J. O'Connor, President.

QUORUM ESTABLISHED

It was reported that with homeowners present, in person or by Absentee Ballot, 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 8, 2021 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 the Architectural Committee.

2022 FINANCIAL REPORT AND 2023 BUDGET PRESENTATION AND RATIFICATION

Director O'Connor and Mark Eames reviewed the 2022 financial condition of the Association and then presented the 2023 Budget. The proposed 2023 budget is comprised of 1125 single family homes paying \$220.00, and 140 attached homes (Creekside, Hunters Chase) paying \$98.00 in 2023.

As provided for under the Colorado State Statute, effective July 1, 2018, with thirteen (13) owners who provided their absentee ballot that voted no on the proposed 2023 budget, the 2023 budget was ratified as presented.

NEW BUSINESS

Election of Directors: Nominations were solicited for members to fill three two-year term Board positions. Four homeowners, Meghan Miller, R.J. O'Connor, Joy Overbeck and Nancy 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: David Ray, Tom Kloiber, Maggie Pritchard, Kathy Doherty and Brandon Sejera. Based upon the final vote tabulation, congratulations went out to Joy Overbeck, R.J. O'Connor and Meghan Miller in being elected to the Board of Directors.

Director O'Connor asked the members in attendance if there were any concerns on Mr. Eames confirming the tabulation or if an attendee would like to appoint a member volunteer to confirm the tabulation. There were no members in attendance that felt it was necessary to have a volunteer member confirm the vote tabulation. Director O'Connor extended a thank you to Nancy Stern, the outgoing Board member for her service and time on the Board over the past several years.

OPEN FORUM

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

ANNOUNCEMENTS

The next meeting of the members was tentatively set for November, 13, 2023 at 5:30 p.m.

ADJOURNMENT

There being no further business to come before the membership, it was moved and seconded that the meeting be adjourned at 6:27 p.m.