

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
SEPTEMBER 11, 2023**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on September 11, 2023 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Miller, Overbeck and Tongren. Also in attendance were five homeowner members, Alisia Kear and Mark L. Eames, PCAM with PCMS. Director O'Connor called the meeting to order at 5:33 p.m.

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 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 July 10, 2023
- b. August 31, 2023 unaudited financial reports
- c. Legal Collections/Covenant Reports
- d. Collection Turnover Resolutions

OFFICER REPORTS

President: Director O'Connor updated the Board on the status of the vandalism at the community volleyball court, and the new installation of the Flock system.

The Board was provided with the resolution related to the Automatic License Plate Camera Reader Resolution. After final discussion a motion was made, seconded and with no public comment unanimously passed to adopt the policy as written and provided.

COMMITTEE REPORTS

Architectural Committee: The Board was provided the most recent ARC summary log, requests/responses in their informational packet. Mr. Eames went on to note that the Board had one variance request in their meeting packet for review. Upon review, the following directions were taken; it was the decision of the Board to grant the variance if the owner agrees to repaint the shed door and pay a penalty, and upon the sale or lease of the home the structure must be removed, which may occur first.

Parking Advisory Committee: The Board reviewed a subsequent request for a parking variance, that was provided in their meeting packet. The owner was not in attendance for the meeting. Based upon the information provided in their meeting packet along with discussion on the location of the home and how large their driveway is, the variance request was denied.

South Parker Preservation Committee: No official report

Activities Committee: Director O'Connor expressed a note of thanks to MaryBeth and her team for the well-received August Family Day event.

**Stroh Ranch Community Association
Board of Directors Meeting
September 11, 2023– Page 2**

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

Mr. Eames briefly reviewed the proposed 2024 budget. Management was requested to send the proposed 2024 budget out to the Board for electronic review and consideration of adoption.

NEW BUSINESS

Annual Membership and Budget ratification Meetings: Director O'Connor noted for the record that the Annual Membership and Budget Ratification meetings have been scheduled for November 13, 2023 at 5:30 p.m. via Zoom conference call.

Homeowner Member Public Forum: Director O'Connor opened the floor to public comment.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for January 8, 2024, via Zoom. The meeting was adjourned at 6:08 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 8th day of January 2024.

Stroh Ranch Community Association, Inc.

By: Mark L. Eames
Secretary or Authorized Agent