

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 8, 2024**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on January 8, 2024 via Zoom teleconferencing. Present were: Directors O'Connor, Pritchard, Overbeck and Tongren. Also in attendance were two homeowner members, Alisia Kear and Mark L. Eames, PCAM with PCMS. Director O'Connor called the meeting to order at 5:31 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 September 11, 2023
- b. November 30, 2023 unaudited financial reports
- c. Legal Collections/Covenant Reports
- d. 2024 Notice of Legal Services and Fees

**OFFICER REPORTS**

President: Director O'Connor updated the Board on the cross-walk signage that was recently installed by the Town, on J. Morgan Blvd and Nate Drive.

Nomination and Election of Officers: The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2024:

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

**COMMITTEE REPORTS**

Architectural Committee: The Board was provided the most recent AC summary log, requests/responses in their informational packet. Mr. Eames noted 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 a variance for the home on Silver Creek Street, to not require the installation a front yard tree at this time, provided upon the sale of the home, the seller will notify the buyer that the buyer will be obligated to install one tree in the front yard.

Parking Advisory Committee: The Board reviewed a request for a parking variance, for a home on E. Creekside Drive. The owner was not in attendance for the meeting. Based upon the information provided to the Board in their meeting packet, the Board agreed that additional information was necessary, requested that management reach back out

to the owner to obtain the information, to be presented to the Board at their March 11, 2024 meeting.

South Parker Preservation Committee: No official report.

Activities Committee: Director O'Connor expressed a note of thanks to both MaryBeth and her team for the well-received holiday event and to Maggi Pritchard for her assistance in securing "Santa" this year's event.

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**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**

**NEW BUSINESS**

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 March 11, 2024, via Zoom. The meeting was adjourned at 6:03 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 11th day of March 2024.

Stroh Ranch Community Association, Inc.

By: Mark L. Eames  
Secretary or Authorized Agent