

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

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on July 8, 2024 via Zoom. Present were: Directors O'Connor, Pritchard, Overbeck, Tongren and Miller. Also in attendance was one homeowner member, Alisia Kear and Mark L. Eames, PCAM with PCMS. Director O'Connor called the meeting to order at 5:34 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 May 13, 2024
- b. June 30, 2024 unaudited financial reports
- c. Legal Collections/Covenant Reports

OFFICER REPORTS

President: Director O'Connor updated the Board the recent inspection of the recreation center grounds with the Parker Police Department, and their recommendations for some minor landscape pruning, added lighting and signage, and the recent communication with an owner's attorney regarding the Association's ability/authority to continue to enforce the on-street parking covenant and the response provided by the Association's legal counsel.

COMMITTEE REPORTS

Architectural Committee: The Board was provided the most recent AC summary log, requests/responses in their informational packet.

Parking Advisory Committee: No official report.

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. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Association, including rescheduling the discussion with the owner off Belisario Creek Drive regarding the temporary short term rental variance.

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MANAGEMENT REPORT CONTINUED

The Board went on to review two response letters sent by owners; the first regarding an owner on Capital Creek Street, requesting clarification that the van parked in the driveway is not considered a commercial vehicle. Upon review/discussion that Board agreed that the van as it appears would not be considered a commercial vehicle. The matter will be closed out in the owner's portal.

The second matter was for an owner off Peru Creek Street, that installed a retaining wall, without approval, between the owner's driveway and his neighbor's driveway. Upon review, the Board requested that the management team confirm that the retaining wall was installed on the owner's property and if so, request that it be removed, as it does not comply with the Association's guidelines for a set back of a retaining wall, from the neighboring owner's property line.

UNFINISHED BUSINESS

NEW BUSINESS

2025 Budget Preparation. Mr. Eames noted that within the next 45 days, his team will be putting together the proposed 2025 budget for the Board's review and asked if the Board had any thoughts or suggested additions to the proposed budget that they send those to PCMS at their earliest convenience.

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 September 9, 2024, via Zoom. The meeting was adjourned at 6:26 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 9th day of September 2024.

Stroh Ranch Community Association, Inc.

By: Mark L. Eames
Secretary or Authorized Agent