

**STROH RANCH MASTER ASSOCIATION  
ANNUAL MEMBERSHIP AND BUDGET RATIFICATION MEETINGS  
NOVEMBER 13, 2023**

**Secretary/Recorder: Mark L. Eames, PCAM**

**CALLED TO ORDER**

Meeting was called to order at 5:33 p.m., Monday, November 13, 2023, 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 7, 2022 Annual Membership Meeting be approved as presented. Motion Passed.

**OFFICER REPORTS**

**State of the Association**

Director O'Connor provided the members with a brief update on the 2023 Association operations, including that next year the Association will be phasing out the printed version of the community newsletter, "On the Go at Stroh Ranch".

**2023 FINANCIAL REPORT AND 2024 BUDGET PRESENTATION AND RATIFICATION**

Director O'Connor and Mark Eames reviewed the 2023 financial condition of the Association and then presented the 2024 Budget. The proposed 2024 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 eight (8) owners who provided their absentee ballot that voted no on the proposed 2024 budget, the 2024 budget was ratified as presented.

**NEW BUSINESS**

Election of Directors: Nominations were solicited for members to fill two (2) two-year term Board positions. Three homeowners, Maggi Pritchard, Nancy Stern and Kurt Tongren, submitted their interest in volunteering on the Board for the two (2), two-year open positions. There were also several write in nominees: Warre Berra, Brad Himes, Travis Woolford and Amber Tueller. Based upon the final vote tabulation, congratulations went out to Maggi Pritchard and Kurt Tongren in being re-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.

**OPEN FORUM**

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

**ANNOUNCEMENTS**

The next meeting of the members was tentatively set for November, 11, 2024 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 6:08 p.m.