

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 13, 2025**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on January 13, 2025 via Zoom. Present were: Directors O'Connor, Pritchard, Overbeck, Tongren and Smith. Also in attendance were Alisia Kear and Mark L. Eames, PCAM with PCMS. Director O'Connor welcomed Director Smith to the Board and called the meeting to order at 5:38 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.

**AMNENDMENT TO THE AGENDA**

Director O'Connor requested consideration to add the December 31, 2024 unaudited financial reports to the consent agenda. Upon discussion, a motion was made, seconded and without public comment, unanimously passed to add the December 31, 2024 financial statements to the consent agenda as presented:

**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 9, 2024
- b. November 30, 2024 unaudited financial reports
- c. Legal Collections/Covenant Reports
- d. December 31, 2024 unaudited financial reports

**OFFICER REPORTS**

President: Director O'Connor updated the Board the BAM internet underground cabling work that has commenced within the community.

**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 Dove Creek Court, to install one dwarf tree in the front yard, in lieu of the standard size tree, with the understanding that the owner will submit an AC application for the installation, to include the location, type of tree/size to be approved by the Association.

Appointment of AC members: Based upon expressed interest, the following volunteers were appointed to the Architectural Committee for 2025:

Maggi Pritchard  
Meghan Miller  
Tom Weston

The remaining two open seats will be considered for appointment at the Board of Directors March 2025 Board meeting.

**Stroh Ranch Community Association  
Board of Directors Meeting Continued  
January 13, 2025– Page 2**

**COMMITTEE REPORTS CONTINUED**

Parking Advisory Committee: No official report.

South Parker Preservation Committee: No official report.

Activities Committee: No official report.

**MANAGEMENT REPORT**

Mark Eames and Alisia Kear 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.

The Board went on to review unapproved retaining wall installed next to the owner's driveway on Peru Creek. Based upon the information presented the Board agreed to have Directors O'Conner and Tongren meet with the owner and the adjacent neighbor to attempt to work an understanding and agreement.

**NEW BUSINESS**

Nomination and Election of Officers: The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2025:

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

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 10, 2025, via Zoom. The meeting was adjourned at 6:37 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 10<sup>th</sup> day of March 2025.

Stroh Ranch Community Association, Inc.

By:           /s/Mark L. Eames            
Secretary or Authorized Agent