

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
SEPTEMBER 9, 2024**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on September 9, 2024 via Zoom. Present were: Directors O'Connor, Pritchard, Overbeck, Tongren and Miller. Also in attendance were six 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 8, 2024
- b. July 31, 2024 unaudited financial reports
- c. Legal Collections/Covenant Reports
- d. HB24-1233 and HB24-1337 Resolutions

OFFICER REPORTS

President: Director O'Connor updated the Board the work that has been completed or is underway from the recent inspection of the recreation center grounds with the Parker Police Department, such as their recommendations for some minor landscape pruning, added lighting and signage.

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.

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MANAGEMENT REPORT CONTINUED

The Board went on to review two leasing variance requests sent by homeowners; both have homes on Bellisario Creek Street, the first one seeking an extension to an already existing lease term variance and the second owner seeking an initial leasing term variance. Upon review/discussion with both owners, a motion was made seconded and with no public comment, the Board unanimously agreed to go into executive session to discuss both requests.

The Board came out of executive session. A motion was made, seconded, and the Board unanimously voted to provide the owner requesting a variance extension to allow one final six-month leasing variance and the second owner requesting a new leasing variance was denied.

UNFINISHED BUSINESS

2025 Budget Preparation: Mr. Eames briefly reviewed the proposed 2025 budget, as presented to the Board in their informational packet. Management field was requested from the Board regarding the proposed 2025 budget. Upon final review, a motion was made, seconded and without public comment, unanimously passed to approve the proposed 2025 budget as presented and have the approved budget sent out to the membership for ratification.

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 11, 2024 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 13, 2025, via Zoom. The meeting was adjourned at 6:51 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 13th day of January 2025.

Stroh Ranch Community Association, Inc.

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