

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
JULY 14, 2025**

CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on July 14, 2025 via Zoom. Present were: Directors O'Connor, Pritchard, Smith and Tongren. Also in attendance was one homeowner; Nancy Stern; and Alisia Kear and with PCS. Director O'Connor called the meeting to order at 5:32 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 12, 2025
- b. June 30, 2025 unaudited financials
- c. Legal Collections/Covenant Reports

OFFICER REPORTS

President: Director O'Connor updated the Board on a recent Town of Parker ordinance related to enforcing parking on public streets. This update followed a request to the Town Council from a community member in support of removing the ordinance that had previously been in place. The Board discussed the negative impact this could have on the community, noting that many of the streets are not wide enough for first responders to effectively access homes in times of need. They also noted that this issue would impact several communities within the Town of Parker.

COMMITTEE REPORTS

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

Parking Advisory Committee: The new Town of Parker ordinance was discussed under Officer Reports.

South Parker Preservation Committee: No official report.

Activities Committee: No official report.

MANAGEMENT REPORT

Ms. 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 Ms. Kear for responses to several letters of concern, comments pending hearings and/or appeals to the Association.

NEW BUSINESS

Homeowner Member Public Forum: Director O'Connor opened the floor to public comment.

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NEW BUSINESS CONTINUED

Board Position Appointment: Director O'Connor reviewed the results of the Board applications for the open seat. The Board then moved to appoint Meghan Miller to fill the vacant position. The motion was seconded, there was no discussion, and the motion carried. Ms. Miller was officially appointed to the open Board position. The Board also expressed its appreciation to all applicants for their interest in serving and for the time taken to submit their applications.

New Development Meeting: Director O'Connor provided the Board with an update on a development presentation tentatively scheduled for September 10, 2025, at the recreation center. The presentation will address the proposed addition of housing on nearby open land and the potential traffic impacts on the community by the builder. Director O'Connor encouraged members to attend if they have questions. Additional information will be distributed as the date is finalized.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for September 8, 2025, via Zoom. The meeting was adjourned at 6:31 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 8th day of September 2025.

Stroh Ranch Community Association, Inc.

By: /s/Alisia Kear
Secretary or Authorized Agent