

**STROH RANCH MASTER ASSOCIATION  
ANNUAL MEMBERSHIP AND BUDGET RATIFICATION MEETINGS  
NOVEMBER 11, 2024**

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

**CALLED TO ORDER**

Meeting was called to order at 5:34 p.m., Monday, November 11, 2024, 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 13, 2023 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 2024 Association operations.

**2024 FINANCIAL REPORT AND 2025 BUDGET PRESENTATION AND RATIFICATION**

Director O'Connor and Mark Eames reviewed the 2024 financial condition of the Association and then presented the 2025 Budget. The proposed 2025 budget is comprised of 1125 single family homes paying \$220.00, and 140 attached homes (Creekside, Hunters Chase) paying \$98.00 in 2024.

As provided for under the Colorado State Statute, effective July 1, 2018, with seven (7) homeowners who provided their absentee ballot that voted no on the proposed 2025 budget, the 2025 budget was ratified as presented.

**NEW BUSINESS**

Election of Directors: Nominations were solicited for members to fill three (3) two-year term Board positions. Six homeowners, Rich Aiken, Meghan Miller, Nancy Stern, R.J. O'Connor, Joy Overbeck, and Kurt Smith submitted their interest in volunteering on the Board for the three (3), two-year open positions. There were also three write in nominees: RD Kuhns, Travis Woolford and Mike C. Zieger. Based upon the final vote tabulation, congratulations went out to R.J. O'Connor, Joy Overbeck in being re-elected and Kurt Smith in being 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.

Director O'Connor also expressed his sincere appreciation to Meghan Miller for her time served on the Board of Directors.

**OPEN FORUM**

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

**ANNOUNCEMENTS**

The next meeting of the members was tentatively set for January 13, 2025 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 6:11 p.m.