

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 20, 2026**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:30 p.m. on January 20, 2026 via Zoom. Present were: Directors O'Connor, Pritchard, Smith, Miller and Tongren. Also in attendance was Alisia Kear with PCS. Director O'Connor called the meeting to order at 5:31 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 and brief discussion a motion was made, seconded, and, with no public comment, unanimously passed to approve the following consent agenda items as presented:

1. Record of Proceedings – September 8, 2025
2. December 31, 2025 Unaudited Financial Reports
3. Legal Collection / Covenant Reports

**OFFICER REPORTS**

President: Director O'Connor presented information to the Board regarding a potential project from T-Mobile to install micro-site facilities to enhance cellular coverage throughout the community.

**COMMITTEE REPORTS**

Architectural Committee: The Board discussed a proposed update to the Community-Wide Standards regarding accessory buildings and sheds, specifically to increase the maximum allowable height to eight feet (8'), as this reflects the most common shed sizes currently being requested and offered at local home improvement stores.

After discussion, a motion was made and seconded to approve increasing the maximum shed height to eight feet (8') while keeping the remainder of the guidelines unchanged. The motion carried.

Parking Advisory Committee: No official report.

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.

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**UNFINISHED BUSINESS**

Nothing at this time.

**NEW BUSINESS**

Officer Slate: The Board discussed the officer positions within the Board. After discussion, a motion was made and seconded to retain the current slate of officers as follows:

President: RJ O'Connor  
Vice President: Maggi Pritchard  
Secretary: Kurt Tongren  
Treasurer: Kurt Smith  
Member at Large: Meghan Miller

Homeowner Member Public Forum: There was no public on the call.

Covenant Violation Fines Updated Resolution: The Board reviewed the updated Covenant Enforcement Resolution, which revises the fine structure to implement a \$500 fine for each violation that is not corrected within the thirty (30) day cure period, rather than utilizing a tiered or separated fine schedule.

After discussion, a motion was made and seconded to approve the revised Covenant Enforcement Resolution establishing a \$500 fine per violation for any violation not cured within the thirty (30) day timeframe. The motion carried without further comment.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for March 9, 2026, via Zoom. The meeting was adjourned at 6:01 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 9<sup>th</sup> day of March 2026.

Stroh Ranch Community Association, Inc.

By: /s/Alisia Kear  
Secretary or Authorized Agent