

**STROH RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS RECORD OF PROCEEDINGS
MARCH 9, 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 and one homeowner. Director O'Connor called the meeting to order at 5:37 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, with no public comment, unanimously passed to approve the following consent agenda items as presented:

1. Record of Proceedings – January 20, 2026
2. January 31, 2026 Unaudited Financial Reports
3. Legal Collection / Covenant Reports

OFFICER REPORTS

President: Director O'Connor discussed the mailbox issues present at the Legend Avenue mailbox areas, noting that ice frequently accumulates around the mailboxes during snowfall events, creating ongoing access and safety concerns. It was further noted that this concern has been ongoing for several years and homeowners will not accept the request from the Association. Director O'Connor requested that management gather all relevant information regarding relocating the mailboxes into an approved Association easement area.

A motion was made and seconded, with discussion, to direct legal counsel to draft a letter advising that the mailboxes are to be relocated into the Association's designated easement area and to send the letter to the homeowner whose property currently contains the larger area of mailboxes where the mailboxes would be relocated to. The motion also included the option for the Board to review and approve the letter electronically between meetings. The motion passed.

COMMITTEE REPORTS

Architectural Committee: The Board discussed providing notice to all homeowners of the new shed guidelines, including the increase in the permitted shed height to 8 feet as approved at the previous meeting. It was agreed that the notice would be distributed to the community by way of an email blast and a postcard mailing.

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

Homeowner Member Public Forum: There was one homeowner on the call but did not have any specific comment.

ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for May 11, 2026, via Zoom. The meeting was adjourned at 6:19 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 11th day of May 2026.

Stroh Ranch Community Association, Inc.

By: /s/Alisia Kear
Secretary or Authorized Agent