

---

# RECORD OF PROCEEDINGS

---

## Minutes of the Meeting of the Board of Directors Stratton Flats Master Association and the Stratton Flats Townhomes Association April 27, 2021

A joint meeting of the Board of Directors of the Stratton Flats Master Association (Master Association) and the Stratton Flats Townhome Association (Townhome Association), jointly referred to as the Associations, Gypsum, Eagle County, Colorado was held on April 27, 2021 at 6:30 pm at the Spring Creek Community Center, Gypsum, CO 81637, in accordance with the applicable statutes of the State of Colorado.

### Attendance

The following Directors were in attendance:

Master Association

- Becca Anderson
- Matt Mitzelfelt
- Karen Lopez

Townhome Association

- Jocelyn Regaldo
- Modesta Serna
- Karen Lopez

Also in attendance were:

- Scott C. Wright, CPA
- Zach Daly
- Jamie Pappas (by Zoom)

### Call to Order

The Joint Board of Directors meeting of Stratton Flats Master Association and the Stratton Flats Townhome Association was called to order at 6:30 pm by Mr. Wright, noting that there was a quorum for both the Master Association and Townhome Association.

### Public Input

There were no members of the public at the meeting due to Covid19 protocol restrictions on indoor meetings.

### Approval of Minutes

Minutes from December 29, 2020 were approved.

### Election of Officers

An election of the officers of the Associations was held. The current offices and terms are shown below:

- Master Association  
President – Matt Mitzelfelt  
Karen Lopez – Secretary/Treasurer
- Townhome Association  
Karen Lopez

---

# RECORD OF PROCEEDINGS

---

---

## Stratton Flats Master Association and Stratton Flats Townhomes Association April 27, 2021 Meeting Minutes

---

Jocelyn Regaldo – Secretary/Treasurer

### Community Manager Updates

- Updates were provided to the Board from Mr. Wright regarding meetings that have been held with the Town of Gypsum regarding the parking issues and timing of enforcement. Also about the challenges regarding finding towing operators. Also updates were provided regarding discussions with Spring Creek about assistance with property maintenance and repairs.

### New Business

- The Board reviewed a proposed agreement from Zach Daly for code compliance and enforcement. After discussion and questions from the Board, the agreement was approved.
- Mr. Wright and the Board discussed the parking management plan that would begin with the engagement of Zach Daly as the Stratton Flats Compliance Coordinator, including performing a walk-through of the property, communications with owners, engaging the services of a tow operator and other deliverables.
- Various community projects were discussed including dog waste stations at the park, landscaping, fencing, and the RV lot.
- Jamie Pappas reviewed with the Board the Habitat for Humanity site plan for parcels 5B and 6 which will consist of 18 buildings and which would finish the buildout of the community. The Board gave conditional approval based on Habitat agreeing to the following items:
  - Concrete driveways;
  - A hardscaped pad for trash enclosures
  - Back yard fences
  - Sales literature to include policies regarding parking
  - Completion of landscaping of common areas

### Adjournment

There being no further business to come before the Boards, by motion duly made and seconded it was unanimously **RESOLVED** to adjourn the Joint Meeting of the Stratton Flats Master Association and the Stratton Flats Townhome Association Board of Directors this April 27, 2021 at 8:00 pm.

Respectfully submitted,

Scott Wright  
Secretary for the Meeting