
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors Stratton Flats Master Association and the Stratton Flats Townhomes Association August 2, 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 August 2, 2021 at 6:00 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

- Modesta Serna
- Karen Lopez

Also in attendance were:

- Scott C. Wright, CPA

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 6:00 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 April 28, 2021 were approved.

Community Manager Updates

- Updates were provided to the Board from Mr. Wright regarding meetings that have been held regarding establishing the parking management system, including performing walk-throughs of the property, communications with owners, engaging the services of Mountain Recovery, and other deliverables.
- Updates were provided regarding code enforcement communications with owners. These communications have included unallowed items stored on driveways, painting, trash and recycle bins stored outside, etc.
- Updates were provided regarding property maintenance and repair projects that Spring Creek has assisted with such as fence staining, installing dog waste stations and trash containers and installing NO PARKING signs.

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Stratton Flats Master Association and Stratton Flats Townhomes Association August 2, 2021 Meeting Minutes

New Business

- After a brief discussion, directions was provided by the Board to approve a speed bump on Sunny Ave. just East of Jules Ave. at a cost of \$3,750.
- After discussion and review of the project design and cost, direction was provided by the Board to approve the construction of 7 additional guest parking spaces just North of the new dog park at a cost of \$34,164.
- After discussion, direction was provided by the Board to install 10 mph speed signs on all streets within Stratton Flats.

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 August 2, 2021 at 7:30 pm.

Respectfully submitted,

Scott Wright
Secretary for the Meeting