
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors Stratton Flats Master Association and the Stratton Flats Townhomes Association November 3, 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 November 3, 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
- Jocelyn Regaldo
- Karen Lopez

Also in attendance were:

- Scott C. Wright, CPA
- Eugene with Colorado Booting
- Zach Daly

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 August 2, 2021 were approved.

Community Manager Updates

- Updates were provided to the Board regarding the onboarding of the Parking Boss platform, including the initial mailings that will go out and signage that has been ordered. The Board discussed the proposed guest parking policies and decided that guest parking fees would be \$10 per day after the complimentary 5 days (196 hours) of guest parking had been used.
- Updates were provided to the Board regarding the difficulties that have been occurring with Mountain Recovery and their non-responsiveness to towing calls. A proposal from

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Colorado Booting has been made and a contract is included on the agenda for tentative approval. Discussion of the Colorado Booting contract followed with the agreement that the contract would be redlined and the booting company would not be allowed to place boots on vehicles without direction from management.

- Updates were provided on the status of the new parking spaces at the intersection of Sunny Ave. and Nighthawk Cr. ,the installation of the speed bump on Sunny Ave., and the installation of 10 MPH speed limit signs.
- Updates were provided regarding code enforcement communications with owners. These communications have included enforcing garbage can screening.

New Business

- The proposed 2022 budget was reviewed for both the Master Association and the Townhome Association. After a brief discussion, the 2022 proposed budgets were adopted by motion and unanimous approval.
- Snow removal proposals were reviewed and the proposal from SHC Landscape was selected and the contract approved.
- The 2022 Community Manager contract was reviewed and approved,
- In general, fencing requests for townhomes along Chickadee Lane will be approved as long as they meet the location and approved materials guidelines.
- The date of January 26 was selected for the upcoming annual homeowners meeting.

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 November 3, 2021 at 7:30 pm.

Respectfully submitted,

Scott Wright
Secretary for the Meeting