
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors Stratton Flats Master Association and the Stratton Flats Townhomes Association December 29, 2020

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 December 29, 2020 at 8:00 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

Townhome Association

- Jocelyn Regaldo
- Modesta Serna

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 8:00 pm by Mr. Wright, noting that there was a quorum for both the Master Association and Townhome Association.

Public Input

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

Approval of Minutes

Minutes from June 24, 2020 were approved.

Community Manager Updates

- Updates were provided to the Board from Mr. Wright regarding the 2021 schedule for completion of the remaining single family homes on Stratton Circle, and the remaining Townhome units on Chickadee Lane and Osprey Court. All units being constructed by Patriacca Construction are scheduled to be completed by the end of the year 2021.
- Mr. Wright informed the Board that updates to the website were beginning and should be completed soon.

New Business

- Review of proposed 2021 Master and Townhome Association budgets
 - .Mr. Wright presented the budgets for both associations. Included tin the budget are additional costs associated with contracting with Spring Creek for certain

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Stratton Flats Master Association and Stratton Flats Townhomes Association December 29, 2020 Meeting Minutes

property maintenance tasks. Due for both associations are dropping slightly from the current year.

- Approval of Community Manager contract
 - Mr. Wright presented the Board with his contract for the 2021 calendar year. After a brief discussion, the contract was unanimously renewed.
- Code Enforcement Contract
 - After discussion of the performance of the current code enforcement officer, the Board decide not to renew the contract. The Board directed Mr. Wight to begin a search for a new code enforcement officer.
- Mr. Wright and the Board discussed the difficulties and challenges in holding the annual owners meeting. Mr. Wright indicated that the meeting would probably need to held virtually and would begin make arrangements to do so.
- Mr. Wright informed the Board that John Dunn, the HOA's lawyer had reviewed the information presented regarding the ownership of Tract G where the RV lot is located and had determined that it was in fact owned by Spring Creek. Discussions have begun regarding transferring operation of the RV lot over to Spring Creek.

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 December 29, 2020 at 10:00 pm.

Respectfully submitted,

Scott Wright
Secretary for the Meeting