
RECORD OF PROCEEDINGS

Minutes of the Joint Annual Meeting of the Members of Stratton Flats Master Association and Stratton Flats Townhome Association January 22, 2020

The joint annual meeting of the Members of the Stratton Flats Master Association Master Association, Gypsum, Eagle County, Colorado was held on January 22, 2020 at 6:00 pm at the Gypsum Recreation Center, 52 Lundgren Blvd., Gypsum CO 81637, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

Master Association

- Becca Anderson, 48 Nighthawk Way
- Heather Dima, 72 Nighthawk Circle

Townhome Association

- Becca Anderson, 48 Nighthawk Way
- Heather Dima, 72 Nighthawk Circle

The following Members were in physical attendance:

- Elaine Spalding, 166 Stratton Circle
- Nadia Trujillo, 178 Stratton Circle
- Thomas Carter, 70 Falcon Lane
- Jocelyn Regaldo, 153 Nighthawk Circle
- Laura Gonzales, 157 Nighthawk Circle
- Sergio Rincon, 185 Nighthawk Circle
- Karen Lopez, 33 Nighthawk Circle
- Sitlali De Anda, 181 Nighthawk Circle
- Renatta Marshall, 85 Nighthawk Circle

The following proxies were received prior to the meeting being called to order.

- Mie Seckman for Renata Marshall
- Heather Dima for Rebecca Anderson
- Habitat for Humanity for Caitlin Weis

Also in attendance were:

- Scott C. Wright, CPA
- Caitlin Weis, Habitat for Humanity

Call to Order

The Joint Annual Member 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

RECORD OF PROCEEDINGS

Stratton Flats Master Association and Stratton Flats Townhomes Association January 22, 2020 Annual Member Meeting Minutes

quorum for the Townhome Association. There were not enough Single Family owners present for a quorum of the Master Association.

Minutes

Upon review and by motion duly made and seconded, it was unanimously **RESOLVED** to approve the December 10, 2018 annual Master Association member meeting minutes.

Member Discussions

There was a general discussion regarding the Spring Creek construction timeline and the Patriacca single family homes construction timeline. There was general discussion regarding the amenities at Spring Creek that will be available to Stratton Flats homeowners and the joint shared cost agreement with Spring Creek.

There was general discussion regarding parking and other code enforcement issues.

Budget Ratification

There was a presentation of the Master Association and Townhome Association 2020/2021 budgets by Mr. Wright and general discussion between the Members present and the Executive Board present regarding the budget and concerns about reserves.

Election and Appointment of Executive Directors

Because there was not a quorum of the Single Family members for the Master Association so there was no election held. Nick Larkin' position was vacated due to him leaving the community so Heather Dima and Becca Anderson are the directors for 2020 with two vacant positions.

One nomination was made for the Stratton Flats Townhome Association for the expiring term of Becca Anderson. Jocelyn Regaldo was elected to a three-year term.

The Boards therefore now consist of the following directors:

Master Association

- Vacant (ECWH – SF)
- Vacant (Open Market - SF)
- Becca Anderson (ECWH – TH), 3 year term expiring November, 2019
- Heather Dima (Open Market – TH), 3 year term expiring November, 2020
- Vacant (ECWH – Condo), no applicable owners
- Vacant (TOGWH – Condo), no applicable owners
- Vacant (TOGWH – TH), no applicable owners

Townhome Association

- Modesta Serna, 3 year term expiring November, 2021

RECORD OF PROCEEDINGS

Stratton Flats Master Association and Stratton Flats Townhomes Association January 22, 2020 Annual Member Meeting Minutes

- Jocelyn Regaldo, 3 year term expiring November, 2022
- Heather Dima, 3 year term expiring November, 2020

Adjournment

There being no further business to come before the members, by motion duly made and seconded it was unanimously

RESOLVED to adjourn the Annual Member Meeting of the Stratton Flats Master Association this January 22, 2020.

Respectfully submitted,

Scott Wright
Secretary for the Meeting