
RECORD OF PROCEEDINGS

Minutes of the Joint Annual Meeting of the Members of Stratton Flats Master Association and Stratton Flats Townhome Association April 7, 2021

The joint annual meeting of the Members of the Stratton Flats Master Association Master Association, Gypsum, Eagle County, Colorado was held on April 7, 2021 at 6:00 pm remotely via Zoom in accordance with the applicable statutes of the State of Colorado.

Attendance

There were no proxies received prior to the meeting being called to order.

There were a total of 52 attendees for the Annual Meeting, including the Community Manager. A list of the actual attendees is unavailable through Zoom.

Based on the total single family units of 59, townhome units of 55, 2 undeveloped Habitat parcels, and 3 uncompleted Patriacca parcels, the total eligible voters equals 116. A quorum is required of 20% or 24 registrants for the Zoom meeting. Based on the total townhome units of 55, a quorum for the Townhome Association is required of 20% or 11 registrants.

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 quorum for both the Master Association and the Townhome Association.

Minutes

Upon review and by motion duly made and seconded, it was unanimously **RESOLVED** to approve the January 22, 2020 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. In the past two weeks there have been several meetings with the property maintenance team at Spring Creek regarding tasks and projects they are going to assist Stratton Flats with, including installing pet waste receptacles, installation of no parking signs, refresh of the community entrance sign, and several other items.

There was general discussion regarding parking and other code enforcement issues. The membership was informed of the letter received from the Town of Gypsum regarding parking enforcement concerns. There have been discussions regarding proposals for code enforcement and also regarding negotiating a long-term agreement for vehicle towing.

Budget Ratification

There was a presentation of the Master Association and Townhome Association 2021 budgets by Mr. Wright and general discussion between the Members present and the Executive Board

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present regarding the budget and concerns about reserves. 2021 dues for homeowners were reduced by \$1 for Single Family homes and \$8 for Townhomes.

Election and Appointment of Executive Directors

In 2020 there was not a quorum of the Single Family members for the Master Association so there was no election held. Nick Larkin's position was vacated due to him leaving the community so Heather Dima and Becca Anderson were the directors for 2020 with two vacant positions. In 2021 two nominations were received, Karen Lopez for the free market townhome seat, and Matt Mitzelfelt for the free market single family seat. Heather Dima's term expired in 2021. Because each of these nominations ran unopposed, those two nominees filled the vacant seats. For the 2021 year, the Master Association Executive Board is as follows:

- Vacant (ECWH – SF)
- Matt Mitzelfelt (Open Market - SF), 2 year term expiring January 2023
- Becca Anderson (ECWH – TH), 2 year term expiring January, 2022
- Karen Lopez (Open Market – TH), 1 year term expiring January, 2022
- Vacant (ECWH – Condo), no applicable owners
- Vacant (TOGWH – Condo), no applicable owners
- Vacant (TOGWH – TH), no applicable owners

In 2021 one nomination was received, Karen Lopez. Heather Dima's term expired in 2021. For the 2021 year, the Townhome Association Executive Board is as follows:

Townhome Association

- Modesta Serna, 2 year term expiring January, 2022
- Jocelyn Regaldo, 2 year term expiring January, 2022
- Karen Lopez, 2 year term expiring January, 2023

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 April 7, 2021.

Respectfully submitted,

Scott Wright
Secretary for the Meeting