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# RECORD OF PROCEEDINGS

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## Minutes of the Joint Annual Meeting of the Members of Stratton Flats Master Association and Stratton Flats Townhome Association December 10, 2018

The joint annual meeting of the Members of the Stratton Flats Master Association Master Association, Gypsum, Eagle County, Colorado was held on December 10, 2018 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
- Nick Larkins, 42 Stratton Circle
- Heather Dima, 72 Nighthawk Circle

Townhome Association

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

The following Members were in physical attendance:

- Francisco Gonzales, 25 Stratton Circle
- Hector Gandarilla, 32 Stratton Circle
- Patricia Solis, 148 Stratton Circle
- Zach Green, 96 Stratton Circle
- Thomas Carter, 70 Falcon Lane
- Richard Payton, 87 Falcon Lane
- Jocelyn Regaldo, 153 Nighthawk Circle
- Andrea Foster, 157 Nighthawk Circle
- Modesta Serna, 207 Nighthawk Circle
- Diego Guterrez, 203 Nighthawk Circle
- Caitlin Weis, Habitat for Humanity
- Laura Hughes, Code Enforcement Officer
- Scott Wright, HOA Manager

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

- Renata Marshall for Rebecca Anderson (SFTH)
- Rick Patriacca for Hector Gandaralla (15 votes SFMA)
- Habitat for Humanity (3 votes SFTH)

Also in attendance were:

- Scott C. Wright, CPA
- Laura Hughes
- John Dunn

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## Stratton Flats Master Association and Stratton Flats Townhomes Association December 10, 2018 Annual Member Meeting Minutes

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### **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 November 6, 2017 annual Master Association member meeting minutes.

### **Member Discussions**

There was a discussion regarding the Spring Creek proposed development including an estimated timeline, the proposed financial contribution to the HOAs by Polar Star, and the proposed changes to the declarations that would exclude the Spring Creek Apartments from the HOA.

There was discussion regarding parking and other code enforcement issues.

### **Budget Ratification**

There was general discussion between the Members present and the Executive Board present regarding the budget and concerns about reserves. After a general discussion regarding the 2018 financial report and the 2019 budget, there was a motion duly made and seconded to ratify the 2019 budget. The proposed budget passed unanimously.

### **Election and Appointment of Executive Directors**

There was no nomination for the vacant Open Market - Single Family position vacated by Eric Mosher in 2017. Nick Larkins, Heather Dima and Becca Anderson are the directors for 2019 with one vacant position.

Three nominations were made for the Stratton Flats Townhome Association for the expiring term of Renata Marshall (Open Market - Townhome), Modesta Serna, Jocely Regaldo, and Andrea Foster. Modesta Serna was elected to a 3-year term expiring Nov., 2021.

The Boards therefore now consist of the following directors:

#### Master Association

- Nick Larkins (ECWH – SF), 2 year term expiring November, 2019
- 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

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### Townhome Association

- Modesta Serna (Open Market - TH), 3 year term expiring November, 2021
- Becca Anderson (ECWH – TH), 3 year term expiring November, 2019
- Heather Dima (Open Market – TH), 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 December 10, 2018.

Respectfully submitted,

Scott Wright  
Secretary for the Meeting