
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors Stratton Flats Master Association and the Stratton Flats Townhomes Association March 21, 2022

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 March 21, 2022 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

- Matt Mitzelfelt
- Ryan Smith

Townhome Association

- Ryan Smith
- Karen Lopez

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 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.

Approval of Minutes

Minutes from the joint special board meeting held on September 9, 2021 and from the joint regular board meeting held on November 3, 2021 were approved.

Election of Officers

Prior to the election of officers, there was a discussion regarding the existing vacancies on the two association boards and a review of the processes of amending the association declarations in order to change the membership requirements contained therein. It was decided to send out separate emails to the townhome owners and the deed restricted single family homeowners to determine if there was any interest in being appointed to the boards. It was also decided to not pursue amending the declarations at this time due to cost.

Review and Approval of February 2022 Financial Statements

Community Manager Scott Wright reviewed the February 2022 financial statements with the Board. There was a general discussion regarding the reserve study budget item. It was decided that it might be best to wait another year for the study due to the extremely high materials and

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construction costs right now which could result in an increase in dues related to the study. There being no further discussion the February 2022 financial statements were approved.

Community Manager Updates

- *Parking Enforcement.* There was a general discussion regarding parking enforcement. The Board would like the code enforcement officer to follow-up with Colorado Booting regarding providing some data to the Board. Discussion was had regarding whether or not the Board should allow homeowners to extend their driveways. No decision was arrived at. Information was provided by board member Smith regarding when the Spring Creek parking lots might be available for RV parking and for homeowner long-term parking. The Board requested that the code enforcement officer follow-up with getting signage and enforcing parking on the 5 parking spaces just east of the park.
- *Code Enforcement.* There was a discussion regarding code enforcement pertaining to garbage cans and trash. The Board decided to pursue the possibility of centralized trash containers for the community. The Board will follow-up with Vail Honeywagon on possible locations and pricing.
- *Property Maintenance.* The Board discussed contacting contractors inspections for townhome roofs, siding, asphalt and painting. The Community Manager will schedule a walk-through of the community within the next couple of weeks with the property manager from Spring Creek to identify items that need to be addressed, such as the front entry sign and broken fencing.
- *Landscaping Proposals.* The Board agreed that there should be a request for proposals sent out this spring for landscaping maintenance services. The Community Manager will prepare and send out a request by the beginning of April.

New Business

- The Declaration Amendment was discussed earlier in the agenda
- A Resolution to Amend the Rules and Regulations pertaining to notices of violations and guest parking was unanimously approved.
- A DRB application from the owner at 101 Osprey Ln. for pathway lighting was approved.
- A DRB application for the installation of pavers to connect the front porch and back patio at 33 Nighthawk Cr. was approved.
- An increase in the monthly contract amount for the code enforcement officer was approved from the current amount of \$1,000/mo. to \$1,500/mo. due to the increase in time related to the administration of the Parking Boss system and more frequent inspections. The Board requested that the fee be evaluated every 6 months.

Adjournment

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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 March 21, 2022 at 7:45 pm.

Respectfully submitted,

Scott Wright
Secretary for the Meeting