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# RECORD OF PROCEEDINGS

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## Minutes of the Meeting of the Board of Directors Stratton Flats Master Association and the Stratton Flats Townhomes Association March 27, 2019

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 27, 2019 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 in attendance:

Master Association

- Nick Larkins
- Becca Anderson
- Heather Dima

Townhome Association

- Becca Anderson
- Heather Dima

Also in attendance were:

- Scott C. Wright, CPA
- John Dunn, HOA Attorney
- Laura Hughes, Code Enforcement Officer
- Jamie Pappas, Borne Consulting

### 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 present.

### Election of Officers

After some discussion, Becca Anderson was elected president of the associations. Heather Dima was elected vice-president and secretary, and Nick Larkins treasurer.

### Approval of Minutes

Minutes from November 12, 2018 were approved.

### Financial Report

December 2018 year-end financial statements for both the Master and Townhome Associations were presented by Scott Wright. After a brief discussion the financial reports were approved.

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Stratton Flats Master Association and Stratton Flats Townhomes Association  
March 27, 2019 Meeting Minutes

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## Old Business

- **Code Enforcement**

- Laura Hughes provided code enforcement goals for 2019 to the Board. Additional signage is being ordered and vehicles will be towed as soon as the signs are installed. Laura is working with Patriacca Construction to clear Woodpecker Lane of vehicles so they may start staging their construction crews there. Pet waste stations are being ordered and installed. Habitat is going to assist with the installation of locked metal gates at the RV lot. GH Daniels is providing a quote to clean-up the non-asphalt areas surrounding the lot.
- The tree replacement quote from GH Daniels was approved by motion.

## New Business

- **Design Review**

- The Board, along with a representative with Patriacca Construction, discussed the design review process for the 15 new single family homes being constructed on Stratton Circle (previously Woodpecker Lane) with Jamie Pappas. Jamie does the design review for the Habitat Townhomes. The Board approved entering into an agreement with Jamie Pappas to provide design review services and authorized Scott Wright to execute an agreement.

## 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 March 27, 2019 at 7:30 pm.

Respectfully submitted,

Scott Wright  
Secretary for the Meeting