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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 June 24, 2020

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 June 24, 2020 at 6:00 pm at the Stratton Flats Playground Shelter, Gypsum, CO 81637, in accordance with the applicable statutes of the State of Colorado.

### Attendance

The following Directors were in attendance:

Master Association

- Heather Dima
- Becca Anderson

Townhome Association

- Jocelyn Regaldo
- Heather Dima
- Modesta Serna

Also in attendance were:

- Scott C. Wright, CPA
- Rick Patriacca, Patriacca Construction
- Jamie Pappas, Design Review Officer

### 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 a number of owners present that had input for the Board. General maintenance issues, vehicle parking complaints, etc.

### Approval of Minutes

Minutes from December 16, 2020 were approved.

### Financial Report

May 2020 year-to-date financial statements for both the Master and Townhome Associations were presented by Scott Wright. After a brief discussion the financial reports were approved.

### Old Business

- **Construction Update**
  - Rick Patriacca provided an update regarding the construction of the new single family homes on Stratton Circle, townhomes on Chickadee Lane and the Spring Creek apartments.

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## Stratton Flats Master Association and Stratton Flats Townhomes Association June 24, 2020 Meeting Minutes

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### New Business

- Fence Variance
  - The Board reviewed a request for a fence variance along the asphalt path behind the townhomes leading to the park. After walking the path and looking at the existing fences the variance was approved.
- Color Pallet
  - Jamie Pappas reviewed with the Board the new color pallet as recommended to the Board. The colors were approved by motion of the Board.
- Suspension of late fees
  - Due to the pandemic, the Board voted to suspend all late fees for the remainder of the year.

### Other Business

- Scott Wright discussed the possible hiring of someone to assist with the website updates.

### 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 June 24, 2020 at 8:00 pm.

Respectfully submitted,

Scott Wright  
Secretary for the Meeting