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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 July 10, 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 July 10, 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

Townhome Association

- Becca Anderson
- Modesta Serna

Also in attendance were:

- Scott C. Wright, CPA
- John Dunn, HOA Attorney
- Laura Hughes, Code Enforcement 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 was no public input taken.

### Approval of Minutes

Minutes from March 27, 2019 were approved.

### Financial Report

June 2019 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

- **Code Enforcement**
  - Laura Hughes provided a code enforcement update for 2019 to the Board. Additional street signage has been 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

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## Stratton Flats Master Association and Stratton Flats Townhomes Association July 10, 2019 Meeting Minutes

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to assist with the installation of locked metal gates at the RV lot. GH Daniels has completed the project to clean-up the non-asphalt areas surrounding the lot.

- Tree replacements previously approved by the Board have been completed.

### New Business

- **Banking**

- Scott Wright presented information regarding changing all the HOA bank accounts from BOK Financial (who has acquired CoBiz Banks) to 1<sup>st</sup> Bank Accounts, including establishing money market and/or certificates of deposits.
- John Dunn gave a general update of the status of the Spring Creek development and presented the agreements and exhibits that will require approval by a majority of the members. He reviewed the election process and the Board decided on two dates where members will be asked to attend a special meeting in order to vote on the proposed agreements and amendments.

### Other Business

- Scott Wright described two contacts made with outside parties regarding the dissemination of information pertinent to the Board, including the proposed aggregate recycling facility just North of Hwy. 6 across from the development.

### 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 July 10, 2019 at 8:00 pm.

Respectfully submitted,

Scott Wright  
Secretary for the Meeting