
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors Stratton Flats Master Association and the Stratton Flats Townhomes Association December 16, 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 December 16, 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
- Heather Dima
- 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 July 10, 2019 were approved.

Financial Report

November 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.

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Stratton Flats Master Association and Stratton Flats Townhomes Association December 16, 2019 Meeting Minutes

- **Spring Creek Development**
 - The First Amendment to the Declaration of Covenants was approved by two-thirds of the owners within Stratton Flats in August. The amendment excludes the apartment building development commonly known as Spring Creek from the Stratton Flats Master Association HOA. The purpose for the exclusion is to allow the single family owners and townhome owners to maintain control of the Stratton Flat's HOAs based on the total number of units.
 - The Agreement to Convey Common Elements, was also approved by the owners within Stratton Flats. This agreement conveys certain common elements to the developer in order to make improvements. These elements will be conveyed back to the HOA once the elements are completed.
 - Finally, the Joint Funding and Use Agreement was approved. This agreement identifies the roadways and parking, parks and amenities, and the raw water irrigation system and the cost sharing for these facilities.
- **Patriacca Construction**
 - Excavation for the first townhome on Chickadee Court has begun. Also two single family homes on Stratton Circle are nearly complete and ready to close. There are 13 additional homes to be completed over the next two years on Stratton Circle.
- **Other Business**
 - A resolution to Authorize Assessment Lien Foreclosures on three properties was approved.

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 December 16, 2019 at 8:00 pm.

Respectfully submitted,

Scott Wright
Secretary for the Meeting