



From: Keven Burnett [mailto:kburnett@stapletoncommunity.com]
Sent: Monday, December 15, 2008 5:08 PM
To: Brian Fennelly; Denise Gammon; Jenifer Graham; Majerik, Heidi; Michael Kearns
Subject: Rescheduled December Executive Board Meeting

Dear Denise and Board Members,

Given the amount of time conflict that we seem to have this time of year with the December Board meeting, may I recommend that we consider doing this meeting electronically. The two pieces of business that must be accomplished before the end of the year is for the Board to;

1. Adopt the 2009 Stapleton MCA budget which was ratified by the delegates at their annual meeting held on November 20th. (There will be no increase in assessment rates for any category of payer)
2. Adopt the motion to amend the bylaws as put forth by the delegates to reduce the quorum requirements for the annual election (Please see the attached minutes)

Given that neither issue raised a controversy amongst the Delegates or Members that attended the annual meetings, the Board could choose to vote electronically to accept both resolutions and then schedule our first Board meeting of 2009 for February. Please let me know if that is how you would like to proceed and we can handle the rest of the requirements and post accordingly to the web.

A handwritten signature in black ink, appearing to read "Keven A. Burnett".

Keven A. Burnett
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**STAPLETON MASTER COMMUNITY ASSOCIATION
ANNUAL DELEGATE MEETING**

Thursday November 20, 2008 ~ 6:30 – 8:00 pm.
Stapleton Community Room
2823 Roslyn Street

The Stapleton MCA is a 501(c) 4 Non Profit Community Organization whose mission it is to create and sustain a sense of community at Stapleton through comprehensive parks & recreation management, community events, programs and cultural facilities management.

ATTENDANCE

Keven Burnett (Executive Director)
Jenifer Graham (Office Manager)
Denise Gammon (President/District 1) - Absent
Justin Silverstein (District 2 Delegate)
Dana Elkind (District 3 Delegate)
Dan Prather (District 4 Delegate)
Jason Dembeck (District 5 Delegate)
Michael Kearns (District 6 Delegate)
John Lehigh (District 7) –Absent
Amanda Allshouse (Resident running for District 1)
Caroline Batorowicz (Resident running for District 4)
Steve Lawrence (Resident running for District 5)

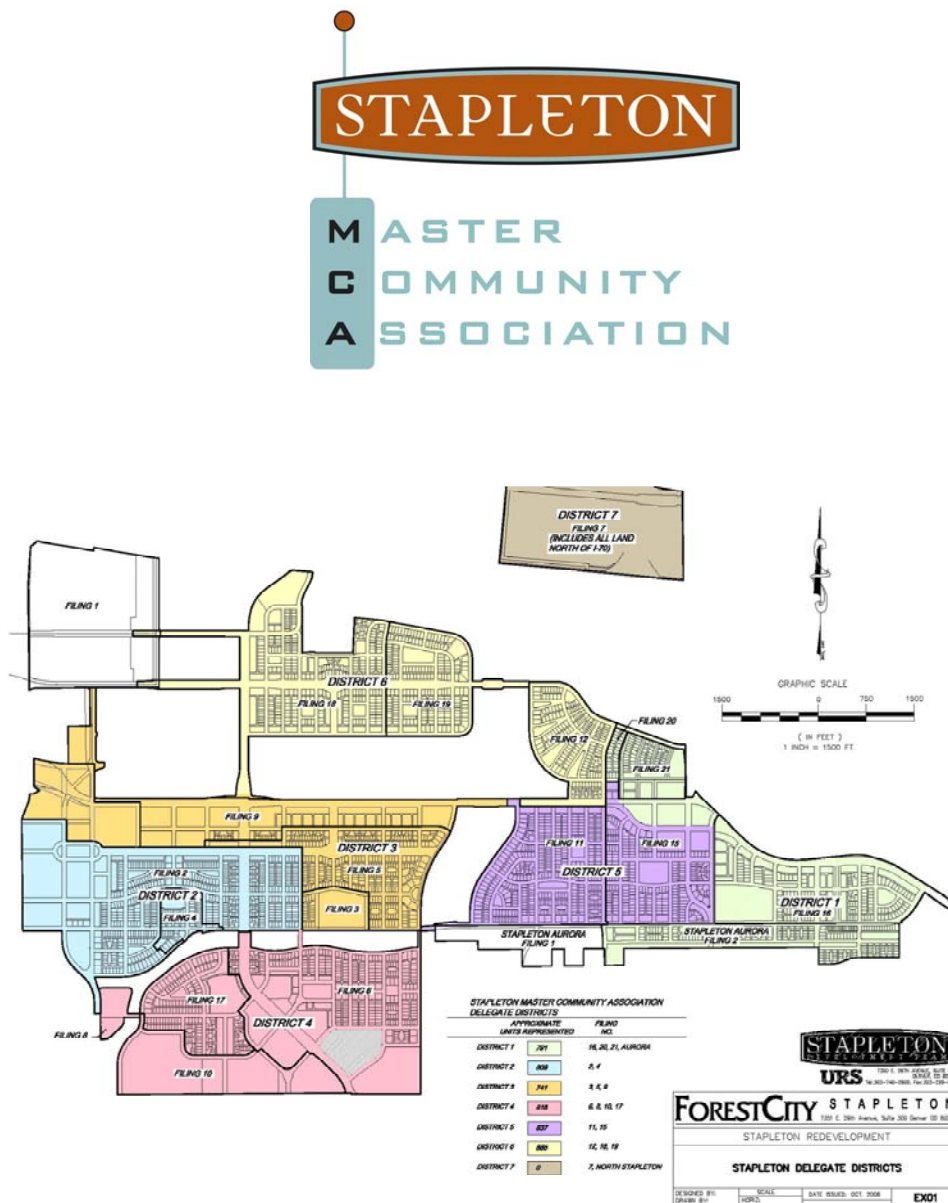
I. CALL TO ORDER

- Introductions

II. ADDITIONS TO AGENDA

- None

III. ANNUAL ELECTION OF DELEGATES (2nd Meeting)



1) Quorum requirements-

Because the Stapleton MCA has not received the amount of votes to have a quorum at the 1st and 2nd meeting, the Executive director has proposed an amendment to article 3.7. If the text of the article is changed it will allow the annual elections to run smoother, with less expense to the residents (i.e mailers). The new text for article 3.7 will read as follows;

Section 3.7 Except as may be otherwise provide in the Community Declaration, the Articles of Incorporation or these Bylaws, and except as hereinafter provided with respect to the calling of another meeting, the presence, in person or by proxy, of Members entitled to cast at least five percent (5%) of the votes of all Members in any Delegate District shall constitute a quorum at any meeting of such Delegate District. Members present in person or by proxy at a duly organized meeting may continue to transaction business until adjournment, notwithstanding the withdrawal of Members so as to have less than a quorum. If the required



quorum is not present in person or by proxy at any such meeting of Members within the Delegate District, another meeting may be called, subject to the notice requirements hereinabove specified, and at such meeting the quorum shall be a majority of the number of Members present in person or by proxy at such meeting

2) District 5 is the only district that has met 5% Quorum.
New Delegates for the Districts are as follows, term January 1, 2009– December 31, 2009

District	Filings	Delegate	Total Votes	Current Votes	Received Votes
1	16, 20, 21, A2	Amanda Allshouse	791	4	5
2	2, 4	Justin Silverstein	925	20	23
3	3, 5, 9	Dana Elkind	741		
4	6, 8, 10, 17	Chantell Taylor	818	9	17
5	11,15	Lucia Correll	837	34	53
6	12, 18, 19	Michael Kearns	885	9	12
7	N. Stapleton	John Lehigh	0	0	0
	Total		4997		

District 5 is the only district that has met 5% Quorum.

❖ **M/S/C~ (Kearns/Silverstein) ~ Unanimous**

Motion to accept: Amendment of Article 3.7 as submitted

IV. 2009 PROPOSED OPERATING BUDGET & ASESMENT SCHEDULE

1) The Executive Director presented the 2009 proposed operating budget.

• Total Income	\$2,724,497
• Total Expenses	\$2,414,993
• <u>Transfer to Community Reserve Fund</u>	<u>\$ 309,504</u>
• Net Inc-Exp	\$ 0

2) 2009 Assessment Schedule remains unchanged from 2008



	2009	2008
For Sale Regular Residential	\$36.00/mo \$432/yr	\$36.00/mo \$432/yr
For Sale Affordable Residential	\$20.40/mo \$244.80/yr	\$20.40/mo \$244.80/yr
For Rent Residential – Affordable and Market	\$20.40/mo \$244.80/yr	\$20.40/mo \$244.80/yr
Commercial, Office, Other (D2 only)	\$12.00/mo/unit \$144/yr/unit	\$12.00/mo/unit \$144/yr/unit
Commercial, Office, Other	\$8.81/mo/Unit \$105.72/yr/unit	\$8.81/mo/Unit \$105.72/yr /Unit

(Every 2000sq ft equals one commercial unit)

- The Delegates would like the Farmers Market Mangers to inform the Board of how they plan to have the market become self-sufficient.

Motion to ratify 2009 Budget as submitted:

- ❖ **M/S/C~ (Prather/Elkind) unanimous**

V. OPEN FORUM

VI. MEETING SCHEDULE:

- 1) Annual Meeting of the Executive Board: December 11th Noon-2pm ~ Stapleton Community Room

VII. ADJOURN