



**STAPLETON MASTER COMMUNITY ASSOCIATION
EXECUTIVE BOARD MEETING**

Thursday, September 4th, 2008 ~12:00 – 1:30 pm.
Stapleton Community Room
2823 Roslyn Street
Denver, CO 80238

ATTENDANCE

Denise Gammon (President)
Heidi Majerik (Vice President)
Brian Fennelly (Secretary/Treasurer)
Keven Burnett (SMCA Executive Director)
Jenifer Graham (Office Manager)
Dana Elkind (district 3 delegate)
Jason Dembeck (district 5 delegate)
Michael Kearns (district 6 delegate & Board member)
Justin Silverstein (absent)
Dan Prather (absent)

I. CALL TO ORDER

Denise Gammon

II. APPROVAL OF MINUTES

May 22, 2008 meeting minutes were attached.

❖ **M/S/C~ (Gammon/Kearns) unanimous**
Motion to approve: minutes as presented.

III. ADDITIONS TO AGENDA

None

IV. 2008 FINANCIAL REPORT



1) The Executive Director presented budget.

Balance Sheet (As of July 31, 2008)

• Current Assets	\$821,708.27
• Accounts Receivable	\$415,560.73
• Total Assets	\$1,332,595.57
• Total Liabilities	\$357,795.71
• Total Equity	\$974,799.86
• Total Liabilities & Equity	\$1,332,595.57

Statement of Activity Budget vs. Actual ~ January through July 2008

• Total Income Y.T.D.	\$1,551,980.50 vs. Budgeted \$1,455,749.00
• Total Expense Y.T.D.	\$1,520,868.44 vs. Budgeted \$1,561,949.00
• Net Income Y.T.D.	\$129,498.45 vs. Budgeted \$63,991.00

- **4010- Ahead of budget, given the market**
- **4020 – PCMD is on budget**
- **4040- Collections graph is attached**
- **4080 – Other income is ahead with renting the community room and parks**
- **7000 – Reserve fund projects- cost due to fixing alleys**

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

Motion to approve: Financial Statement for January through July 2008 as submitted.

V. Management Report

- Administration- Currently in the process of interviewing and hiring an Aquatics and Recreation Director. Currently is contracted with Wild Iris and the community's needs have outgrown what Wild Iris can do. Brining in house there will be more accountability. There may be a possibility for the Aquatics and Recreation Director to have more recreation duties in the future, but main focus will be the pools.
- Audits- 2007 is complete, with only a few things to do. It is suggested the Stapleton MCA look in to an investment fund.
- Pools- 2008 season had approximately 70,000 visits which includes both non-residents and residents.
- Events- Fall Festival is October 11, 2008. All of the movies and concerts were well attended when weather was permitting.



VI. Proposed Budget

- 2009 Budget Assumptions- Residential and Commercial assessments will remain the same.
- MCA will be responsible for 22 acres of parks and will go up to 26 acres.
- MCA through the PCMD contract will be responsible for 33 acres and go to 50 acres
- Aviator pool must be re-plastered for 2009 which needs to be done on all pools every few years.

2009 Budget overview

- | | |
|----------------------|----------------|
| • Total income | \$2,724,342.00 |
| • Total Expense | \$2,718,000.48 |
| • Total Other income | \$383,104.00 |
| • Net Income | \$251,445.52 |

VII. Open Member Forum

None

VIII. Meeting Schedule:

- 1) Q4 Executive Board: December 11th Noon-1:30pm