

# MCA

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## Mission Statement

The Stapleton MCA is a 501(c) 4 nonprofit municipal organization whose mission is to operate Stapleton's public spaces through comprehensive parks and recreation management, ongoing recreational and cultural programming, and ensure for the long-term operation and sustainability of all Stapleton's public facilities and assets.

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## MCA History

The Stapleton MCA was originally created and funded in 2001 by Stapleton's Master Developer (Forest City) through the statutes identified in the Colorado Common Ownership Act of 1973 (CCIOA) to be responsible for the operation and management of all property owned by the Park Creek Metropolitan District which includes community recreational facilities and centers, neighborhood parks, pedestrian paths, parkways and alleys for the common benefit of all Stapleton residents.

The Stapleton MCA is funded through monthly assessments levied to each property owner within the boundaries of the Stapleton planned unit development (PUD). The assessment authority granted through Colorado state statute is outlined in the Association's Declaration, which residents are provided when they purchased property. All property owners (residential & commercial) within the Stapleton PUD are members of the Stapleton MCA and are subject to these community assessments.

At the inception of the Stapleton community, monthly "single family" home assessments were set at approximately \$32 / month. It was always envisioned that as new facilities came online that incremental increases to those assessments would be necessary to adequately respond the neighborhood's needs. Over the past 11 years we will have brought on over 40 parks, 6 aquatic facilities and been able to dramatically expand the community programming, all the while keeping up with the ability to repair and replace aging components necessary to meet the community standards. With next years anticipated rates we will have accomplished all that with average increase of \$0.72/month/year to the average Stapleton homeowner.

Since 2006 the SMCA has been a self-managed organization consisting of the Executive Board, Community Delegates and an Executive Director. The "Community Delegates" set annual assessment rates as part of the budgeting process. Stapleton is currently organized into 14 delegate districts. Members of each district elect a delegate annually to act as the primary advisory committee to the Executive Board. The board is the governing body, which transacts the business of the SMCA. The Executive Director manages the day-to-day operations of the organization and oversees SMCA staff and contractors.

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All SMCA documents, budgets, financials and meeting information are posted online and can be downloaded at [www.stapletoncommunity.com](http://www.stapletoncommunity.com). The MCA welcomes all forms of comments and suggestions from the residents on how we may better serve the community.

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## Administration & Governance

The mission of MCA administration is to provide the appropriate level of operational support and oversight that allows for efficient operations in the three main areas of MCA operations; Pools, Parks and Programming. MCA Administration will provide support through strong accounting and financial management of MCA revenues and expenses. MCA Administration will provide comprehensive human resource management to support the recruitment, training and deployment of the 150+ staff necessary to operate the community as identified. MCA will manage a responsive member services team to promptly respond to the wide variety of community questions, concerns and needs that the MCA office fields on a daily basis.

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## Stapleton Aquatics

The mission of the MCA Aquatics department is to recruit, train and deploy a qualified and customer service oriented staff intended to provide a safe and accessible facility for the Stapleton residents to swim and recreate on a daily basis. The MCA aquatics department will recruit, train and deploy a qualified teaching staff to ensure sufficient aquatic programming is offered for each skill level and interest group that show the critical mass necessary to make programs financially viable. The MCA Aquatics department will recruit, train and deploy qualified front desk and concession staff necessary to fully operate each aquatic facility in accordance with the community standards.

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## **Community Programming**

The mission of the MCA Community Events & Programming department is to provide community-wide access to a variety of free and low cost cultural programming, community oriented events and general community gatherings that are identified by the community through their initiative and/or participation. It is the goal of the community events & programming department to offer programming to all major sectors of the community including but not limited to families, singles, empty-nesters, kids, seniors and “identified common community groups” etc.

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## **Community Parks and Facilities**

It is the Mission of the MCA Community Parks & Facilities Department to maintain and operate all community parks and facilities in accordance with the established Stapleton community standards. The parks and facilities department will ensure the ongoing preventative maintenance needed for maximum lifespan of each individual facility. The MCA Parks and facilities department will oversee and/or manage all capital improvement projects (CIP) authorized by the Board of Directors and will ensure proper future maintenance procedures are outlined for each.

# MCA Revenue & Expense History

