

Master Community Association



Q4 Executive Board Meeting

Wednesday, November 15, 2017 ~ 12:00 – 1:30 pm.

Stapleton MCA Community Room

7350 E. 29th Ave., Suite 300

Denver, CO 80238

ATTENDANCE

Executive Board

Brian Fennelly (President)
Tim Hampton (Vice President/District 1 Delegate)
Dana Elkind (Board Secretary/District 3 Delegate)
Lee Ferguson (Treasurer/District 7 Delegate)

Community Delegates

Josh Nicholas (District 2)
Christie Spilsted (District 4)
Andrew Bartlett (District 5)
Amanda Dovotik (District 8)

MCA Staff

Keven Burnett (Executive Director)
Jenifer Graham (Admin Director)
Diane Deeter (Program & Events Director)
Paula Deorio (Aquatic Director)

I. CALL TO ORDER

Brian Fennelly (President) called the meeting to order

II. APPROVAL OF MINUTES

August 17, 2017 meeting minutes were attached.

❖ **M/S/C~ (Elkind/Ferguson)**

Motion to approve: minutes as presented.

III. OPEN MEMBER FORUM/PUBLIC COMMENT

IV. GOVERNANCE

- Annual members notice sent to homeowners, rentals and businesses
- Good turnout at annual members meeting, 57 present. The meeting was also streamed online via Facebook Live.
- There has been requests for a 'Senior' assessment level rate-
 - ⇒ The City of Denver offers 65+ years a tax exception that they need to apply for annually. The discount is based on age and time in home.
 - ⇒ Further discussion will continue in 2018 if the program will be feasible in Stapleton.
- A new board member needs to be elected for the 2018-2020 term-
 - ⇒ Dana Elkind nominated Josh Nicholas
 - ⇒ Josh was voted in as the new board member to begin his term in January 2018

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V. FINANCIAL REPORT

The Executive Director presented financials

Statement of Activity September 30, 2016

• Income (4000 series)	\$5,216,078	vs.	Budget \$5,045,439	+\$170,639
• Expense (5000 series)	\$5,353,246	vs.	Budget \$5,136,997	+\$216,249
• Net Ordinary Income	-\$137,168	vs.	Budget -\$91,558	-\$45,610
• Reserve/Improvement	\$299,133	vs.	Budget -\$538,000	-\$238,867

Revenue & Expense Highlights

⇒ Revenue and Expense are both over amount budgeted

⇒ Utilities (Water/Electricity/Gas) continue to increase in pricing with water being one of the largest expenses

Balance Sheet (as of September 30, 2016 vs. September 30, 2016)

• Current Assets	\$3,359,432	vs.	\$2,930,941	+\$428,491
○ Operating Funds	\$209,851	vs.	\$112,087	+\$97,764
○ Reserve Funds	\$871,768	vs.	\$543,905	+\$327,862
○ Community Fee Fund	\$176,670	vs.	\$229,120	+\$52,450
• Accounts Receivable	\$426,766	vs.	\$348,873	+\$127,893
• Accounts Payable	\$598,164	vs.	\$230,761	+\$367,403
• Total Assets	\$3,359,432	vs.	\$2,930,942	+14.6%
• Total Liabilities	\$797,734	vs.	\$437,009	+82.5%
• Total Equity	\$2,562,097	vs.	\$2,494,331	+2.7%
• Total L&E	\$3,359,832	vs.	\$2,931,342	+14.6%

❖ M/S/C ~ (Ferguson/Hampton)

Motion to approve: Approval of Financials

Summary of Discussion: N/A

VI. REPORTS & UPDATES

- **Stapleton Name** - On December 11, 2017 the MCA, SUN, the Citizens Advisory Board (CAB), the Stapleton Development Corporation (SDC), and the Stapleton Foundation will host a Community Discussion regarding the community name. Two opportunities for the community to provide input in-person regarding the community name will be available on this date. The meetings will take place in the MCA Cube located at 8371 Northfield Blvd., from 1:30-3:30pm and 5:30-7:30pm. Dr. Nita Mosby Tyler will be the facilitator. At numerous meetings over the past several months, the available time for public comment has not been able to accommodate the number of persons wishing to speak about the community name. These meetings are an opportunity for in-person feedback for all who wish to provide it.
- **Filing 54 Pool Update** – Beginning initial meetings. DRAFT renderings were passed out, the pool and park are currently still in the design phase. This will be the largest pool and park that the MCA manages in Stapleton.

VII. 2018 BUDGET PRESENTATION

2018 Community Statistics

- Estimated Population 25,000

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- Resident Membership Cards issued 14,500
- Number of Residential Properties 7,900
- Number of Rental Properties 1,625
- Number of Business Entities 120
- Total Commercial Units 1,500
- Total Alley Surface Maintained 55 Miles
- Pool/Aquatic Facilities Managed 6
- Park Acres Managed 120 Acres
- Outdoor Amphitheaters 2
- Leased Community/Event Space 10,000 s.f.
- Leased Office space 3,000 s.f.
- ROW Managed 60 Acres
- Full Time Employees 12
- PT and/or Seasonal Employees 150

2018 Budget Assumptions

- Regular residential assessments will be \$43/month beginning in January
- For Sale Affordable will be \$25/month beginning in January
- Filing 2 Commercial, Office, Other will be \$14.00 per 2,000 s.f./month
- 'For Rent' Affordable product will remain \$12.00 per month in 2018
- The MCA currently manages 200 acres of green spaces which is up substantially comparatively to 2017
- Need to get the repair/improvement fund back to where it needs to be

❖ M/S/C ~ (Ferguson/Elkind)

Motion to approve: Motion to approve the 2018 Budget with no changes contingent upon ratification by the Delegates.

VIII. DELEGATE ELECTION

2018 Delegate Election

2017 Current Delegates Reinstated		2017 Open & Contested Seats	
District 1 (Bluff Lake/Eastbridge)	Tim Hampton		
District 2 (29 th Ave)	Josh Nicholas		
District 3 (29 th Ave)	Dana Elkind		
District 4 (South end)	Christie Spilsted		
District 5 (Eastbridge)	Andrew Bartlett		
		District 6 (Central Park North/West)	Gregg Looker Heather Roesink R. Scott Reisch Gary Smy Frank Casabianca
District 7 (Centerfield/Northfield)	Forest Hancock		
District 8 (Conservatory Green)	Amanda Dovotik		
		District 9 (Willow Park East/Wicker Park)	Nathan Maves Alex Olivero Eric Wood
		District 10 (Beeler Park)	Yuri Tavbin

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Delegate Election Nomination and Election Process

- Nominations for the open Delegate seats were taken up to the Annual Members Meeting on November 8, 2017.
- Members of the open District areas can vote via electronic ballot or paper ballot between November 8 until December 17 at 5:00pm.
- Votes will be tallied and the nominee with the most votes will retain the open Delegate seats for 2018.

IX. UPCOMING MEETING SCHEDULE (*MCA Administrative Office, 7350 E 29th Ave, Suite 300*)

- Community Delegate Forum | December 20, 2017 | 12:00pm
- Executive Board | February 21, 2017 | 12:00pm