



## NOTICE OF ANNUAL MEMBERS' MEETING

Notice is hereby given that the 2019 Annual Members' Meeting and Delegate Election of the MASTER COMMUNITY ASSOCIATION, INC. (MCA) will be held this year on Wednesday, DECEMBER 18<sup>TH</sup>, at 6:30 p.m. within Stapleton MCA - The Cube (8371 E Northfield Blvd). This meeting will also be available to stream on Facebook Live (@StapletonMCA) for members who would like to participate online.

The Stapleton MCA is a 501(c) 4 community development organization whose mission is to manage the Stapleton community through comprehensive programs, events, and facilities maintenance. All owners of real property located within the boundaries of the Stapleton development are automatically members of the Stapleton MCA and support its mission through monthly assessments levied to all property within the Stapleton boundaries, consistent with Article 33.3 Colorado Common Interest Ownership Act.

A complete meeting packet will be available and can be printed from the MCA website 24 hours prior to the meeting at [www.stapletoncommunity.com](http://www.stapletoncommunity.com). Meeting packets will contain the meeting agenda, previous Executive Board minutes, 2019 year-end projection, 2020 Assessment Schedule and Operating Budget, as well as any additional pertinent meeting information. If you do not have internet access, please contact us at the number below to request a copy of the above information be sent by mail.

Consistent with MCA by-laws, members are required to elect ELEVEN (11) members of the community to serve as District Delegates for the consecutive year. Delegate responsibilities include ratifying the MCA's annual budget and electing all non-appointed Executive Board members. A current list of acting delegates and 2020 candidates can be found online at [www.stapletoncommunity.com](http://www.stapletoncommunity.com).

Any member within a District can nominate and collect votes for themselves, or another within their District, and deliver each valid proxy vote to the Annual Members' Meeting. If a quorum ( $\geq 10\%$ ) for any District is not achieved in person or by proxy at the Annual Members' Meeting, nominations for additional delegates will be accepted, and voting for that District will continue until the January 2020 delegate meeting.

If you are unable to attend the meeting in person, you may complete the enclosed ballot and proxy form and return it to the MCA office prior to the start of the Annual Members' Meeting. You may also assign your proxy to another member of your choosing by inserting that members' name. All mailed in proxies/ballots can be sent to Jenifer Graham, Executive Board Secretary, at the Stapleton MCA administrative office (8351 E. Northfield Blvd. Denver, CO 80238), or faxed to (303) 388-1673.

Sincerely,

KEVEN A. BURNETT  
EXECUTIVE DIRECTOR



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*2020 District Delegate Nominees*

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**District 1**

(North Eastbridge &amp; Bluff Lake)

**Erin Osit** - My family recently moved to Denver from the Washington D.C. area of Northern Virginia. I am excited to join an active community that participates in making the neighborhood welcoming for all and ensures that properties are well maintained. I am also interested in meeting new people who enjoy taking on the essential roles in their community.

**District 2**

(29th Ave Town Center &amp; Original Stapleton)

**Josh Nicholas** - I became a member of the Stapleton community in 2015 and soon realized what a special place we live, work, and play in. I especially enjoy the outdoor spaces, open markets, and bike trails that our neighborhoods have to offer. Professionally, I've worked in telecommunications for Verizon Wireless and nonprofit management for Habitat for Humanity. I also hold two graduate degrees in adult education and management. Outside of work, I enjoy camping and hiking in the mountains, volunteering for affordable housing initiatives, and spending time in the kitchen – trying my hand at The Great British Bake Off's latest challenge.

**District 3**

(Westerly Creek &amp; MLK South)

**Dana Elkind** - I have been a Stapleton resident since June 2006. I was first elected as an MCA community delegate in 2008 and presently sit on the Board of Directors for the MCA. I am an experienced network engineer, sales engineer, and manager. In 1979 I married the love of my life, Melinda Elkind, a teacher at Aurora Public Schools. Together we raised our two successful adult children, Richard and Stephen. I've lived in Massachusetts, Ohio, Colorado, Florida, Oklahoma, and back to Colorado once more. I love Denver, and I have no plans to move again.

**District 4**

(South End)

**Christie Spilsted** - My family and I have lived in Stapleton since 2006. We enjoy all Stapleton has to offer, particularly the close community, public events, parks, and pools. My professional background is in telecom/high tech, primarily in strategic development, sales, and international business. I've also worked as a career consultant for six years. I am fluent in Spanish and have a Master's in Business Administration from CU. There are many new challenges and opportunities to face as Stapleton continues its rapid growth as it nears its full build-out. I consider it a privilege to represent District 4 and helping maintain the fun, safe, and high quality of life found here in our community.

**District 5**

(South Eastbridge)

**Matthew Cohen** - I have been a Stapleton resident with my wife and daughter since 2006, and I am looking forward to the opportunity of further building on my experiences as a block captain, attorney, board president, and community connector. These roles permitted me to serve this beautiful neighborhood in both tangible and constructive ways. I welcome the opportunity to guide and direct the financial sustainability and community growth of Stapleton through 2020 and beyond.

**Charles Bloyer** - My family and I actively work to support Eastbridge and Stapleton as a whole, advocating for a well maintained and safe neighborhood. If elected, I will broaden my advocacy to improve security in our district and support efforts for regular improvements to our community parks and pools. I've dedicated hundreds of hours to trash removal around Sand Creek and nearby areas, and I've taken time to meet with the Denver Police Department and attend several Neighborhood Watch meetings to seek out better ways to protect our properties and families. I want to take an active role at the MCA to ensure resident concerns are understood and community resources are applied effectively so that our neighborhood remains a safe place to live and play.

**Tom Downey** - My wife, three daughters, and I moved to the Eastbridge area in 2005. My wife, Lori, and I were founders of both Tent Night and the Arc Park 4th of July Parade. We may be best known for serving hot buttered rum on Halloween night to cold parents. I've been on the Westerly Creek Metropolitan District Board for 4 ½ years, including as Chair. WCMD is the resident/taxpayer special district, which raises the taxes necessary for further infrastructure. I've been a regulatory lawyer for 25 years, in the private sector and government, including time under Attorney General Ken Salazar, running Denver's licensing department. I took a break from being a lawyer to run the Children's Museum for almost five years. My community work includes formerly chairing the boards of the Colorado Children's Campaign and the Colorado Nonprofit Association. If elected for another term as your District 5 Delegate, my primary focus will be ensuring a fair and open process and resident conscious decision-making.

**District 6**

(North &amp; West Central Park)

**Gary Smy** - My wife and I emigrated to Denver from the UK in 2001 and have lived in Stapleton since May 2003. We moved to Central Park North in 2008, where we continue to raise our two daughters. We have enjoyed how Stapleton has always put members of the community first and ensuring there is something designed for every resident. As a family, we feel incredibly fortunate to call Stapleton home, and I want to offer my time and efforts to ensure others feel



## 2020 District Delegate Nominees

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the same. Coming from overseas, I hope to provide a different perspective on ideas put forward as our community continues to evolve.

### District 7

(Centerfield & Northfield)

**Lee Ferguson** - I am the Development Director for former Forest City Stapleton, Inc., with specific responsibilities concerning multi-family and Town Center initiatives. Furthermore, I am responsible for dispositions of pad sales within Stapleton, including coordination with affordable housing partners. Before joining Forest City Stapleton, Inc., I spent 14 years within the multi-family sector with both local and national developers, including JPI and Legacy Partners. I've developed a wide variety of product types throughout the western United States, including high-density communities in Colorado, Missouri, California, and Washington. I hold a Bachelor of Arts in Economics from The American University and a Master of Arts in Economics from CU.

### District 8

(Conservatory Green)

**Sarah Stabio** - I have lived in Stapleton's Conservatory Green neighborhood since August 2014, after moving from southwest Denver shortly after the birth of my third child. Not long after, I opened The Bar Method Denver-Stapleton in The Shops at Northfield. I have developed a robust fitness-minded community, and I participate in several local business organizations and charities. When I'm not at the barre, you can find me spending time with my husband Brad and our three children Oliver (11), Phoebe (8), and William (6).

### District 9

(Willow Park East & Wicker Park)

**Hope Miller** - My family and I moved here from Washington, D.C., in 2014. Our home was one of the first built in Willow Park East, and I have loved seeing District 9 grow into an amazing little slice of Stapleton. I've been an informal community organizer serving as a founding nonprofit board member of both the Stapleton Moms Club and Inspire Elementary PTO. I believe community representation is vital, and I've pushed for our district to have a delegate representative throughout the earliest stages of development. As the Willow Park representative, I would strive to be an unbiased liaison between community members and the MCA. I believe in kindness and open communication, and I welcome discussion on all topics, big or small.

### District 10

(Beeler Park)

**Yuri Tavbin** - My wife Dani, daughter Blake, and our dog Sam, love living in Beeler Park. We are so excited to be living in a family-

friendly and community-oriented neighborhood. In the past, I have served on numerous homeowner associations as both a general member and President. I am looking forward to learning more about our ever-growing community and will continue to use my experience to help lead us in the right direction.

### District 11

(The North Side)

**Amanda Dorotik** - I'm an Associate Advisor at Pinnacle Real Estate Advisors, specializing in retail and office investment sales. I've previously worked as a real estate attorney in the Denver Metro Area for nearly eight years. I earned my Juris Doctor degree from the University of Colorado School of Law and my Bachelor of Science from the University of Colorado Leeds School of Business and Administration. I love living in Stapleton with my husband, son, and daughter.

**Brett Leonhardt** - As a new resident of Stapleton's North Side community, I believe I can use my passion for creating great places to live to serve my fellow neighbors. I'm highly invested in the future of our community and its growth trajectory. My background in real estate development, planning, and architecture gives me a unique foundation and skillset. However, my passion for providing the best quality of life for my family is what makes me a strong candidate.



## 2020 ASSESSMENT SCHEDULE

Assessments are as follows: Effective January 1, 2020		
TYPE OF UNIT	DESCRIPTION	ASSESSMENT
For Sale Regular Residential	Individually owned dwelling units sold at market rate prices.	\$43.00 / Month (N/C)
For Sale Affordable Residential	Individually owned dwelling units subject to restrictions under the Workforce Housing Program.	\$25.00 / Month (N/C)
For Rent Residential - Market Rate	Apartments/multi-family rental units.	\$26.00 / Month (N/C)
For Rent Residential - Affordable	Apartments/multi-family rental units.	\$12.00 / Month (N/C)
Filing 2&36 Commercial, Office, Other	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$14.00 per 2,000 s.f./ Month (N/C)
Filing 13 & 7 Industrial	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$4.85 per 2,000 s.f./ Month (N/C)
All other Commercial, Office, Other	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$9.25 per 2,000 s.f./ Month (N/C)
Filing 10 Montevue & Central Park Mixed-Use	Commercial units located to adjacent private storm sewer system owned by Park Creek Metro District (PCMD)	\$9.25 per 2,000 s.f./ month PLUS \$15/ parcel /month (N/C)

Haven given written notice of the MCA Annual Board Meeting, in accordance with the organization's by-laws, the 2020 Community Budget was presented to the Community Delegates of the Master Community Association at the Annual Board Meeting on November 20th, 2019.

For a full copy of the 2020 budget please refer to the association's website at [www.stapletoncommunity.com](http://www.stapletoncommunity.com).

Stapleton Master Community Association, Inc.  
**SMCA Statement of Activities**  
January through December

	2019 Estimated							
	Actuals	2019 Budget	Over/Under	%	2020 Budget	Over/Under	%	
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
Assess-Res	4,215,978	4,120,078	95,900	2%	4,464,241	248,263	6%	
Assess-Com	1,131,591	1,056,380	75,211	7%	1,131,591	-	0%	
PCMD	1,308,905	1,417,853	(108,948)	-8%	1,456,797	147,892	10%	
Aquatic Services	771,706	744,270	27,436	4%	775,000	3,294	0%	
Event Services	138,966	155,500	(16,534)	-11%	153,000	14,034	9%	
Earned Rev	223,773	192,900	30,873	16%	225,000	1,227	1%	
Working Capital	114,200	96,000	18,200	19%	96,000	(18,200)	-19%	
Collections	39,341	37,800	1,541	4%	40,000	659	2%	
<b>Total Income</b>	<b>7,944,460</b>	<b>7,820,781</b>	<b>123,679.00</b>	<b>2%</b>	<b>8,341,629</b>	<b>397,169</b>	<b>5%</b>	
<b>Expense</b>								
Admin & PR	967,224	965,100	2,124	0%	985,000	17,776	2%	
Office & CR	724,649	696,300	28,349	4%	725,000	351	0%	
Assess Manage	176,380	218,400	(42,020)	-19%	218,400	42,020	19%	
Prof Services	166,823	93,000	73,823	79%	100,000	(66,823)	-67%	
Insurance	213,850	202,000	11,850	6%	220,000	6,150	3%	
Programming	645,215	651,199	(5,984)	-1%	651,200	5,985	1%	
Parks	1,580,783	1,398,790	181,993	13%	1,800,000	219,217	12%	
Pools	1,336,488	1,400,620	(64,132)	-5%	1,400,620	64,132	5%	
PCMD	1,390,598	1,399,853	(9,255)	-1%	1,456,797	66,199	5%	
Repair & Improve	706,000	720,000	(14,000)	-2%	720,000	14,000	2%	
Other	21,658	24,000	(2,342)		22,500	842	4%	
<b>Total Expense</b>	<b>7,929,668</b>	<b>7,769,262</b>	<b>160,406</b>	<b>2%</b>	<b>8,299,517</b>	<b>369,849</b>	<b>4%</b>	
<b>Net Ordinary Income</b>	<b>14,792</b>	<b>51,519</b>	<b>42,112</b>					