

MASTER COMMUNITY ASSOCIATION, INC.

Dear Owner:

As you may know, there has been a movement by a number of Owners requesting the Association legally change the name of the area upon which you have chosen to purchase a home and/or operate your business. As this is a major decision to make, whether or not to invest in a name change of the community, the Association solicits your input.

In 2002, the Community Declaration was signed into effect that established the new community located at the former Stapleton airport site. That document established the name of the community as "STAPLETON". From that document, all the subsequent legal documents carry the reference to the community name from plat maps, to sub-associations to property deeds. Changing the name at this point would NOT change those historical documents, but would change the name on all outward facing legal documents moving forward. However, plat maps for communities in existence would not change. In addition, the Association would utilize the new name as the official reference to matters related to the community.

The Declaration contains a mechanism in which the Delegates may recommend a name change to the Board of Directors. The Directors may then approve the name change and a further vote of the Association would not be needed. To that end, the Association, by and through the Delegates, are requesting your vote on this issue.

Enclosed please find the following documents for your review: (1) vote by mail ballots for you to vote on proposition of changing the name and (2) statements in support of and in opposition of the name change. These ballots will be used to instruct your Delegate on how to vote on the name change proposition. So long as a quorum of ballots (10% per Delegate District) is returned, the Delegate will be obligated to cast ballots for the name change in the same proportion as the votes received. By way of example, if 10 ballots are cast, 6 in favor and 4 against, the Delegate will cast all the votes in the Delegate District in the same proportion (60%/40%). This is required pursuant to Section 3.3 - 3.7 of the Declaration. If a majority of ballots are not returned the Delegate in that District may cast ballots using their discretion.

Please complete the ballot with your printed name, signature and preference and return it to the Association at the address below by May 1, 2019.

MASTER COMMUNITY ASSOCIATION, INC.

BALLOTS MAY BE RETURNED USING THE ENCLOSED SELF ADDRESSED STAMPED ENVELOPE AND POST MARKED ON OR BEFORE, May 1, 2019. BALLOTS MUST BE RETURNED TO: COMMUNITY NAME REFERENDUM, C/O JAMES MOORE & ASSOCIATES P.C. ACCOUNTING, 3131 S. VAAUGHN WAY, SUITE 120, AURORA, CO 80014. BALLOTS RECEIVED AFTER MAY 1, 2019 WILL NOT BE COUNTED. ONCE CAST, A BALLOT MAY NOT BE REVOKED.

PLEASE CONTACT THE ASSOCIATION FOR INSTRUCTIONS. THE ASSOCIATION MAY BE REACHED AT 303-388-0724 or visit our website at www.stapletoncommunity.com.

For the name change to move forward, each Delegate will vote how they have been instructed to vote and the Board may consider the total votes received and how they were cast in considering whether or not to move a name change project forward.

As you can see, this is a very important issue and we hope you cast your vote as soon as possible. Once the votes are counted, the Delegates will meet to formalize the vote and instruct the Board on how to proceed.

Very truly yours,

MCA BOARD of DIRECTORS

MCA Board of Directors Enc.

MASTER COMMUNITY ASSOCIATION, INC.

THIS BALLOT MAY NOT BE COPIED OR ALTERED ANY WAY

BALLOT IS SPECIFICALLY ASSIGNED TO THE LISTED PROPERTY: _____

BALLOT TO INSTRUCT DELEGATE of Delegate District _____

BALLOT TO PROVIDE INSTRUCTIONS TO DELEGATE ON RENAME OF ASSOCIATION, I/WE REQUEST THAT OUR DELEGATE VOTE AS FOLLOWS ON THE INITIATIVE TO RENAME STAPLETON.

PLEASE CLEARLY CHECK ONE OPTION ONLY

☐ THE NAME "STAPLETON" SHOULD BE RETAINED AS THE LEGAL NAME AS STATED IN ARTICLE 1.4 OF THE COMMUNITY DECLARATION AS WELL AS THE INFORMAL NAME OF THE COMMUNITY. THE MCA SHOULD AMMEND THE DECLARTION TO RESTRICT ANY NAME CHANGE WITHOUT A MAJORITY VOTE OF THE MEMBERSHIP AND NOT EXPEND ADDITIONAL RESOURCES IN PURSUIT OF THIS ACTIVITY.

☐ THE NAME "STAPLETON" SHOULD BE LEGALLY REMOVED FROM ARTICLE 1.4 OF THE COMMUNITY DECLARATION AND A NEW NAME SHOULD BE USED AS BOTH THE FORMAL AND INFORMAL REFERENCE TO THE COMMUNITY. THE MCA SHOULD ENACT A ONE-TIME SPECIAL ASSESSMENT, NOT TO EXCEED A SINGLE MONTHS ASSESSMENT TO EACH RESIDENTIAL, COMMERCIAL AND RENTAL UNIT TO PROVIDE THE NECESSARY RESOURCES TO LEGALLY CHANGE THE NAME AND RE-BRAND THE COMMUNITY UNDER A NEW NAME TO BE DECIDED BY A MAJORITY OF THE MEMBERSHIP.

OWNER: Print Name: _____

OWNER Signature: _____

THIS BALLOT MUST BE POST MARKED BY MAY 1, 2019

8351 E. Northfield Blvd. Denver, Colorado 80238
PHONE 303-388-0724 FAX 303-388-1673
www.stapletoncommunity.com

MASTER COMMUNITY ASSOCIATION, INC.

PAGE LEFT INTENTIONALLY BLANK

MASTER COMMUNITY ASSOCIATION, INC.

ARGUMENT FOR THE CHANGE:

We are Rename St*pleton for All, and we are your neighbors. As Stapleton residents, we live and around the community whose foundational document—the Green Book—explicitly states that “equity, diversity, and opportunity are fundamental objectives of the redevelopment plan” of the area that is now Stapleton.

But our demographics tell a different story: Stapleton is significantly less diverse than its surrounding neighborhoods, and it becomes even less diverse as each new section of the development is built out. Our community name also tells a different story: It comes from the old airport that was named to honor Benjamin F. Stapleton, former Denver mayor and Member #1128 of the Ku Klux Klan. During his tenure in the 1920s, he appointed other Klan members to positions of power, including the Chief of Police. The Klan used this power to control and terrorize Jews, Catholics, black people, and other ethnic groups in Denver.

As far back as 2001, whenever the shameful history behind the name Stapleton has been raised, people of color in our community—our neighbors—have described how hurtful the continued use of a Klansman’s name is to them. Each time, these concerns were generally dismissed or ignored. It was only after the Listening Sessions in December 2017 that community stakeholder organizations began to take them seriously enough to discontinue the use of “Stapleton” in their names. Most recently, DSST has decided to remove the name “Stapleton” from its schools in our community. We can and should build on this momentum.

When we see statements from residents who declare the name Stapleton to be a non-issue—because it doesn’t affect them, because it’s always been this way, because it makes them uncomfortable, because it’s too difficult, and don’t we all know what nice people we already are—that shows us how far we still need to go in making the Green Book’s ideals a reality.

So that’s why we’re speaking up: We want to live in a community where we listen to our neighbors’ concerns and take them seriously. Where we can bravely face the truth about history and make a principled decision about who we’re choosing to honor with our community name. Benjamin Stapleton’s membership in and embrace of the Ku Klux Klan disqualifies him from that honor. We know better, so now it’s time to do better. Join us in moving forward and committing to rename.

(For more information: www.renameforall.com.)

MASTER COMMUNITY ASSOCIATION, INC.

ARGUMENT AGAINST THE CHANGE:

The community of Stapleton derived its name from the historical airport site in which it was to be built. The following is an excerpt from the Stapleton Green Book in which outlined the community's values.

“Stapleton the Airport served the aviation needs of the Denver community for more than 65 years. The relocation of aviation activities to DIA provided an unprecedented opportunity. The Stapleton site was a community-owned asset whose use would have enormous implications on the future of Denver, the region and Colorado. The goal was to ensure that the reuse program for the seven and one half square mile site addressed important community objectives and could be successfully supported by the marketplace and our community.”

“The development plan as stated in the “Green Book” described the conversion of Stapleton over a 30 to 40 year period to a series of vibrant, mixed use communities connected by an extensive system of open space and transportation improvements. The elements of the development plan are united by a commitment to a sustainable form of development. As a result, it emphasizes such things as the integration of housing and recreation within a regional employment center, walkable scale communities that promote diversity and reduce the dependability on the automobile, reduced consumption of resources and impacts on the potential of each citizen. Stapleton would be a place of economical, social and environmental innovation that provided a new development model for the region.”

“Stapleton will be part of the legacy left to future generations. It provides a model for addressing the economic and social needs of all people while respecting our natural world; it is a legacy for which we can all be proud. We benefit daily from the beauty and opportunity created by the vision of DeBoer, Speer, Cranmer and so many others over the last century. In their spirit, we must ensure that a century from today Stapleton will be making a similar contribution to the beauty and vitality of this Queen City at the convergence of the mountains and the plains.”

Almost 20 years into the development, Stapleton is on track to achieve these goals. Because of that Stapleton the name will be forever linked to the values of the community that was created out of the airport that once stood in its place.

06813107.DOCX;2