

Master Community Association



Q1 Executive Board Meeting

Wednesday, February 20, 2019 | 12:00 – 1:30 pm.

Stapleton MCA Community Room

7350 E. 29th Ave., Suite 300

Denver, CO 80238

ATTENDANCE

Executive Board

Dana Elkind - President
Tim Hampton – Vice President
Brian Fennelly – Secretary/Treasurer
Josh Nicholas – Director
Forest Hancock - Director

Community Delegates

Christie Spilsted (District 4)
Tom Downey (District 5)
Gary Smy (District 6)
Amanda Dorotik (District 8)
Eric Wood (District 9)
Yuri Tavbin (District 10)

MCA Staff

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

I. CALL TO ORDER

Dana Elkind (President) called the meeting to order

II. APPROVAL OF MINUTES

November 28, 2018 meeting minutes were attached.

❖ **M/S/C~ (Fennelly/Tavbin) Motion passes.**

Motion to approve: minutes as presented.

III. FINANCIAL REPORT

The Executive Director presented financials

Statement of Activity January through September 2018

• Income (4000 series)	\$7,747,719	vs.	Budget \$7,314,732	+\$432,987
• Expense (5000 series)	\$7,325,580	vs.	Budget \$7,314,063	+\$11,517
• Net Ordinary Income	\$422,140	vs.	Budget \$669	+\$421,471
• Reserve/Improvement	\$1,173,736	vs.	Budget \$791,996	+\$381,740

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Revenue & Expense Highlights

- Income finances are remaining ahead of budgeted estimates at 106%.
- Highest gains stem from areas of working capital, aquatic services, programming and facility rentals.
- Estimated that we are at 100% of our budgeted expense line.
- All accounts will be audited, those financials will be presented later in the year.

Balance Sheet (as of September 30, 2018)

• Current Assets	\$1,943,734.25	vs.	\$2,026,499.18	-\$82,755.93
○ Operating Funds	\$235,486.70	vs.	\$273,201.58	-\$37,714.88
○ Reserve Funds	\$619,932.77	vs.	\$812,763.19	-\$192,830.42
○ Community Fee Fund	\$247,570.61	vs.	\$132,707.44	+\$114,863.17
• Accounts Receivable	\$345,145.56	vs.	\$393,956.25	-\$48,810.69
• Accounts Payable	\$152,590.57	vs.	\$230,162.01	-\$77,571.44
• Total Assets	\$3,559,085.34	vs.	\$3,124,776.48	+15.2%
• Total Liabilities	\$334,387.92	vs.	\$481,338.21	-30.5%
• Total Equity	\$3,264,697.42	vs.	\$2,643,438.27	+23.5%
• Total L&E	\$3,559.085.34	vs.	\$3,124,776.48	+15.2%

❖ **M/S/C ~ (Fennelly/Hampton) Motion passes.**

Motion to approve: Financial Report

Summary of Discussion: N/A

IV. OPEN MEMBER FORUM

⇒ District 5 Community Resource Officer (CRO) Update:

- Kevin Hines, kevin.hines@denvergov.org
- Marika Putnam
- Reduction in burglaries, especially from open garages which was a large problem last year.
- Some larceny issues remain, including retail shoplifting, train station bike thefts, and an increase in “porch pirates” during Holiday season.
 - Members of the community are reminded to report all incidents of crime/theft to district police.
- Stapleton has lots of retail establishments which incidentally brings more theft.
 - Met with Walmart’s security team to construct better ways for theft prevention.
- Reminder that car puffing is illegal in Denver. Cars with built in keyless auto start are allowed to be left unattended for no more than 5 minutes.
- Acoustic Triangulation System is being expanded, but focus remains in more problematic areas of the city. Unsure if expansion will include Stapleton area.
- District 5 has lowest overall crime rate in the city.

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- Denver Police non-emergency number: (720) 913-2000. 9-1-1 can now be reached by text message in addition to calling.

⇒ **Foundation of Sustainable Urban Communities Update:**

- Landri Taylor, President and CEO
- Main recipients of the MCA's community investment fund.
- Moved offices to 7350 E 29th Ave., Suite 300, former location of the MCA.
- Highly focused on the redevelopment of I-70, providing community outreach to areas most impacted.
- Completed second cycle of school grants to fund additional programming and improve student achievement.
- No updates for affordable housing; Foundation is waiting on the City of Denver to declare official policy to meet demand and sustain the economic environment provided by current market.
 - Focused on keeping affordable housing sustainable in Stapleton long term.

V. GOVERNANCE

⇒ **Community Name Change:**

- Draft of referendum presented to the delegates.
- Referendum gives name change voting powers to community members.
 - Referendum will mandate the delegates to vote a specific way.
- Any delegate can motion for change of name.
 - In 2021, delegates lose ability to raise name change recommendation to board.
- Ad agency estimate of rebranding costs between \$200,000-300,000 (equal to one-month's assessment fees).
- A request has been submitted through Councilmen Herndon to partner with the City of Denver regarding the name change initiative.

❖ **M/S/C ~ (Downey/) Motion fails.**

Motion to remove: Rebranding cost estimation ("The MCA should enact a one-time special assessment...")

❖ **M/S/C ~ (Downey/Hampton) Motion fails without majority.**

Motion to remove: "informal" (...new name should be used as both the formal and informal reference to the community).

❖ **M/S/C ~ (Tavbin/Hampton) Motion withdrawn.**

Motion to remove: For/against arguments from referendum.

- Executive Board invited to next month's meeting to continue discussion.

⇒ **Appointment of Officers**– Board of Directors, each year officers must be appointed. Currently the following members are on the Board, newly elected are bold:

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- Dana Elkind - President
- Tim Hampton – Vice President
- Brian Fennelly – Secretary/Treasurer
- Josh Nicholas – Director
- Forest Hancock - Director

❖ **M/S/C ~ (Fennelly/Hampton) *Motion passes.***
Motion to retain: officers as they currently stand

VI. Developer Update

- Sprouts still planned but no time frame for completion.
- Brookfield now owners of Forest City Stapleton.

VII. MANAGEMENT REPORT

- 2019 Aquatics Guide has been finalized, will be mailed to every member of community.
- Four parks have been identified for revitalization (Aviator Park, Puddle Jumper Park, Arc Park and Summer Park). Proposals and prices have been provided to the delegates.

VIII. UPCOMING MEETING SCHEDULE

March 20, 2019 | Delegate Forum | 12:00 pm | 7350 E 29th Ave, Suite 300

May 15, 2019 | Executive Board Meeting | 12:00 pm | 7350 E 29th Ave, Suite 300