

Master Community Association



Q1 Executive Board Meeting

Wednesday, May 16, 2018 | 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
Lee Ferguson – Treasurer
Brian Fennelly – Secretary/Treasurer
Josh Nicholas – Director
Forest Hancock - Director

Community Delegates

Christie Spilsted (District 4)
Andrew Bartlett (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

February 21, 2018 meeting minutes were attached.

❖ **M/S/C~ (Hancock/Hampton)**

Motion to approve: minutes as presented.

III. FINANCIAL REPORT

The Executive Director presented financials

Statement of Activity January through March 2018

• Income (4000 series)	\$1,841,675	vs.	Budget \$1,783,913	+\$57,762
• Expense (5000 series)	\$1,313,690	vs.	Budget \$1,332,412	-\$18,722
• Net Ordinary Income	\$527,986	vs.	Budget \$451,501	+\$76,485
• Reserve/Improvement	\$210,778	vs.	Budget \$197,999	+\$12,779

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Revenue & Expense Highlights

- Starting out the year slightly ahead of where predicted. Successfully added proposed funds to the rainy-day account.
- Working through improvement reserve replacement funds. Increase in monthly assessments is having a positive effect.
- Facility rentals are always budgeted very conservatively. All programming is budgeted in the month that it will take place.
- Utilities generally run high, especially in the summer months. Utilities include water and gas, which are integral with keeping the pools heated and the grounds watered. Water costs in Aurora are significantly higher than Denver.
- Monies acquired in the first six months, through events, sponsorships, pools, programming, etc., fund the entire year.
- Assessment receivable is tracking similarly to past. Past due assessments tracking less than 1%.

Balance Sheet (as of March 31, 2018 vs March 31, 2017)

• Current Assets	\$2,127,196.06	vs.	\$1,554,872.30	+\$572,323.76
○ Operating Funds	\$541,509.13	vs.	\$214,429.05	+\$327,080.08
○ Reserve Funds	\$868,108.14	vs.	\$713,029.15	+\$155,078.99
○ Community Fee Fund	\$199,132.40	vs.	\$154,146.78	+\$44,985.62
• Accounts Receivable	\$560,990.84	vs.	\$424,989.04	+\$136,001.80
• Accounts Payable	\$351,597.85	vs.	\$54,623.89	+\$296,973.96
• Total Assets	\$1,098,286.30	vs.	\$1,101,136.95	-0.3%
• Total Liabilities	\$622,524.45	vs.	\$320,457.09	+94.3%
• Total Equity	\$3,161,162.92	vs.	\$2,759,755.37	+14.6%
• Total L&E	\$3,783,687.37	vs.	\$3,080,212.46	+22.8%

❖ M/S/C ~ (Wood/Hancock)

Motion to approve: Financial Report

Summary of Discussion: N/A

IV. OPEN MEMBER FORUM

- Community Update
 - Rename Stapleton for All – May 15th vote to change Stapleton United Neighbors (SUN) to Central Park United Neighbors.
- Developer Update
 - Build-out of Northfield Highschool, including parking and athletic facilities.
 - 2018 – 9th grade waitlist over students. All kids in neighborhood are guaranteed a seat.
 - Central Park bridge currently in construction and progressing well. There will be continued A-line closures during construction. Expected completion by the end of this year.
 - Martin Luther Kind expansion still in progress to approve plans with CDOT.
 - Improvement of trunk space around Beeler Park
 - Reseeding Northfield open space.

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V. GOVERNANCE

- Alley compliance letters sent out to all homeowners in Stapleton.
- MCA is inspecting all properties for potential violations.
 - Most violations brought to our attention by way of neighbor complaints.

Design Review

❖ **M/S/C ~ (Nicholas/Hampton)**

Motion to approve: Edits provided

VI. MANAGEMENT REPORT

Aquatics

- **Early Morning Lap Swim** – \$20 upgrade, weekday mornings during programming. New signage with times available posted at pools.
- **Safety Campaign** – New safety signs posted at all pools. Adults must stay in arms reach of children under 5. No beverages allowed in pool.
- **Shade Structures** – New shade structures being installed at our northside pools.
- **Lessons** – There are 1,685 kids enrolled in lessons. 1,505 are residents. 180 are non-residents.
- **Swim Team** – 489 enrolled in swim team.
- **Seasonal Staff** – 150 seasonal staff hired, including lifeguards, front desk, managers, and coaches.

Programming

- **Event Calendar** – Posted in May Front Porch, went out to 35,000 residents/extended residents.
- **Kid's Tri** – 474 already registered for the 500 slots in the kid's triathlon.
- **Beerfest** – Tickets currently on sale. Early bird pricing available until June 1st.

Parks & Facilities

- **Trees** – Dead trees on the tree lawn (between sidewalk and street) are the responsibility of the adjacent homeowner.
- **Mosquitos** – Mitigation starts after Memorial Day.

Administration

- **MCA Office plan** – Plans have been finalized and construction is underway. Estimated to be ready for move by October.

VII. UPCOMING MEETING SCHEDULE

August 15, 2018 | Executive Board | 12:00 pm | 7350 E 29th Ave, Suite 300

September 19, 2018 | Delegate Meeting | 12:00 pm | 7350 E 29th Ave, Suite 300

October 17, 2018 | Delegate Meeting | 12:00 pm | 7350 E 29th Ave, Suite 300

November 14, 2018 | Annual Members Meeting | 6:30 pm | 8371 E Northfield Blvd.

November 21, 2018 | Executive Board | 12:00 pm | 7350 E 29th Ave, Suite 300