

# Master Community Association



## Q1 Executive Board Meeting

Wednesday, February 19, 2020 | 12:00 – 1:30 pm.

Stapleton MCA Community Room

7350 E. 29<sup>th</sup> Ave., Suite 300

Denver, CO 80238

### ATTENDANCE

#### **Executive Board**

Dana Elkind – President (3)

Brian Fennelly – Secretary/Treasurer

Forest Hancock - Director

#### **Community Delegates**

Erin Osit (1)

Christie Spilsted (District 4)

Gary Smy (District 6)

Sarah Stabio (8)

Hope Miller (District 9)

Yuri Tavbin (District 10)

Amanda Dorotik (District 11)

#### **MCA Staff**

Keven Burnett (Executive Director)

Jenifer Graham (Admin Director)

Diane Deeter (Program & Events Director)

Paula Deorio (Aquatics Director)

### **I. CALL TO ORDER**

Dana Elkind (President) called the meeting to order

### **II. APPROVAL OF MINUTES**

November 20, 2019 meeting minutes were attached.

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

**Motion to approve:** Minutes as presented.

### **III. FINANCIAL REPORT**

The Executive Director presented financials

#### **Statement of Activity January through December 2019**

• Income (4000 series)	\$8,246,033	vs.	Budget \$7,820,781	+\$425,252
• Expense (5000 series)	\$8,237,724	vs.	Budget \$7,769,262	+\$468,462
• Net Ordinary Income	\$8,309	vs.	Budget \$51,519	-\$43,210
• Reserve/Improvement	\$720,000	vs.	Budget \$720,000	\$0

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## **Balance Sheet (as of December 31, 2019)**

• Current Assets	\$2,271,141.33	vs.	\$1,996,600.53	+\$274,540.80
○ Operating Funds	\$307,916.66	vs.	\$220,333.04	+\$87,583.62
○ Reserve Funds	\$705,396.78	vs.	\$619,932.77	+\$85,464.01
○ Community Fee Fund	\$315,122.51	vs.	\$247,570.61	+\$67,551.90
• Accounts Receivable	\$380,342.96	vs.	\$332,026.15	+\$48,316.81
• Accounts Payable	\$404,455.29	vs.	\$206,502.53	+\$197,952.76
• Total Assets	\$4,030,652.29	vs.	\$3,652,784.83	+10.3%
• Total Liabilities	\$513,137.10	vs.	\$474,451.49	+8.2%
• Total Equity	\$3,517,515.19	vs.	\$3,178,333.34	+10.7%
• <b>Total L&amp;E</b>	<b>\$4,030,652.29</b>	<b>vs.</b>	<b>\$43,652,784.83</b>	<b>+10.3%</b>

## **Summary of Discussion:**

### **• 2019 Financials (Pre-Audit Draft)**

- Delegates presented with a working copy of 2019 budget and financials. Audit pending and final report to be released mid-year.
- We have exceeded budget in both revenues and expenses, posting at 105% and 106%. 2019-year balancing marginally above net break-even.
- Impactful Items:
  - *Leased Facilities:* Excess tax assessments due to property values increasing.
  - *Professional Services:* Lawyer and Auditor costs associated with name-change referendum.
  - *Parks and Open Space:* Snow removal including plowing 55 miles of neighborhood alleyways when snowfall meets or exceeds 6". \$15,000 cost each time MCA sends trucks through alleyways.
    - ! Alley liability, like sidewalks, is the responsibility of the adjacent property owner.

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

**Motion to approve:** Financial Report

## **IV. COMMUNITY UPDATE**

### **• District 5 Community Resource Officer (CRO) Update:**

- Lieutenant Kevin Hines, [kevin.hines@denvergov.org](mailto:kevin.hines@denvergov.org)
- For the last 28 days, burglaries are down 15% in the district and down 21% YTD.
- A significant amount of crime in the district can be related to retail crime and shoplifting, categorized as larcenies. Larcenies are currently up 24% YTD.
- There has been a noticeable increase in reporting but may also be attributed to a rise in crime.
- Auto thefts also drive a great percentage of the reportable crimes in the area. For the last 28 days auto thefts are down 59% and down 22% YTD.
- There's a notable positive effect from active measures that were put in place in January 2020, including the arrest of six individual auto thieves.
- Ford Super Duty Trucks top the list of vehicles targeted for auto theft.
- Do not get complacent, close your garage doors, lock your cars.

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- CRO's continuing to implement measures to limit long term commercial truck parking around Runway 35 park (47<sup>th</sup> & Yosemite) surrounding areas.
- **Foundation for Sustainable Urban Communities**
  - Alisha Brown, *Senior Vice President*, and Angie Rivera-Malpiede, *Vice President*
  - Foundation's efforts fall within four core initiatives: housing, health, education, and transportation.
  - Foundation focuses on promoting equity in healthy living efforts, and defining social factors that are impacting people's ability to lead healthy lives.
  - Oversee volunteer "block captains" that are being trained on how to engage in conversations to advocate for more equitable policies and relay neighborhood needs for additional resources, etc.
  - Be Well Centers, located in some apartment complexes throughout Stapleton. These centers provide wellness programming and provide access to information where residents can get answers to questions about what is going on within their community.
  - Work with 17 schools within and surrounding Stapleton. Schools can apply for funds from the Foundation to support some of their academic efforts (up to \$5,000 per school).
  - DPS Northeast Innovation Zone (including Northfield High School, McAuliffe, and Manual Middle and High School) expanding to include Willow Elementary as well as Montclair.
  - Ongoing efforts to ensure the affordable housing program is both sustainable and feasible within the community.
  - Working with SUN to install Stapleton specific bike lane stencils.
  - Hoping to open an official bike library at the Central Park light rail station.
  - Contract with C-DOT for Central-70 corridor construction. Foundation is leading community outreach on the project.

## V. DEVELOPER UPDATE

- **MLK Construction**
  - Hoping to have a temporary solution in place within the next month. Encountered traffic signal issues as well as delays associated with the prolonged stretch of cold temperatures.
  - Further work planned to repave 25<sup>th</sup> Avenue after new waterline placement. Additional work is being scheduled strategically to take place after traffic is flowing on MLK through Peoria.

## VI. MANAGEMENT REPORT

- **Aquatics**
  - 2020 Aquatics Guide will be dropping into mailboxes first week of March.
  - New Filing 54 Pool coming in 2020, programming TBD.
  - Introducing new Water Polo Team for participants 12 years of age and under.
  - New staggering of our swim lesson registration for sessions three and four at our lap lane pools.
- **Events**
  - Finalized summer event calendar will be release in May Front Porch.
  - Signed contract with new manager for our 2020 Farmers Markets. New markets will begin Sunday, June 7<sup>th</sup>.

## VII. UPCOMING MEETING SCHEDULE

May 20, 2020 | Q2 Executive Board Meeting | 12:00 pm | 7350 E 29<sup>th</sup> Ave, Suite 300  
August 19, 2020 | Q3 Executive Board Meeting | 12:00 pm | 7350 E 29<sup>th</sup> Ave, Suite 300  
November 18, 2020 | Q4 Executive Board Meeting | 12:00 pm | 7350 E 29<sup>th</sup> Ave, Suite 300  
December 16, 2020 | Annual Members' Meeting | 6:30 pm | The Cube - 8371 E Northfield Blvd.