

Master Community Association

Q1 Executive Board Meeting

Wednesday, February 17, 2021 | 12:00 – 1:30 pm.

MCA - Zoom Video Conference

8351 E Northfield Blvd. | Denver, CO 80238

ATTENDANCE

Executive Board

Dana Elkind – President (District 3)
Amanda Dorotik – Secretary/Treasurer
Christie Spilsted – Director (District 4)
Shalise Hudley-Harris – Director (District 10)
Claudia Saez – Director (Developer)

Community Delegates

Erin Osit (District 1)
Heather Vasquez (District 2)
Andrew Bartlett (District 5)
Rebekah Henderson (District 6)
Sarah Stabio (District 8)
Hope Miller (District 9)
John Holt (District 11)

MCA Staff

Keven Burnett (Executive Director)
Jenifer Graham (Business Director)
Diane Deeter (Community Director)
Paula Deorio (Aquatics Director)

I. CALL TO ORDER

Dana Elkind (President) called the meeting to order

II. APPROVAL OF MINUTES

[November 18, 2020](#) meeting minutes were attached.

❖ **M/S/C~ (Spilsted/Hudley-Harris) Unanimous - Motion passes.**
Motion to approve: Minutes as presented.

III. COMMUNITY UPDATE:

District 5 Community Resource Officer (CRO) Update:

- Lieutenant Kevin Hines, kevin.hines@denvergov.org
- **Recent Crime Trends**
 - 3% percent decrease in violent crimes in the area.
 - 16% increase in property crime. Mostly associated with marijuana dispensary burglaries and larceny cases.
 - 9 automobiles stolen in community in the past week. Thefts occurred while vehicles were ‘puffing’ i.e., leaving a vehicle unattended and running to heat up during cold weather.

Master Community Association

- Increase in catalytic converter (a component in vehicle exhaust systems that contains platinum) thefts. DPD recommends parking your vehicle in a well-lit area.
- Open garage door burglaries continue to be the most common type of burglary in neighborhood. Tend to increase in occurrence in the summer months. Best practice is to make sure your garage is fully closed before entering your home.
- 79 handguns stolen from vehicles this past year. If you own a handgun, please do not leave it in your car.
- Department continues to expand resources as the community grows. Patrol staff has increased from 83-143 officers over the past decade.

Foundation for Sustainable Urban Communities Report

- Represented by Diane Deeter
- Working on making the Foundation more integral and recognized within the community. Working to expand public recognition of what the Foundation is and how they benefit many facets of the neighborhood.
 - Planning to include the Foundation in September's week-long Community Expo event put on by the MCA.
- Foundation has many areas of focus including education, Be Well (health and wellness initiative centered on community outreach), and Northeast Transportation Connections (precursor to CPUN, providing early support efforts for community sidewalks, streetlights, stop signs, etc. as they were needed).
 - These community adjacent programs support the Foundation's five tenants concerning affordable housing, workforce development, healthy living, and education.

IV. FINANCIAL REPORT

The Executive Director presented [2020 Year-end financials](#).

Statement of Activity January through December 2020

● Income (4000 series)	\$7,547,227	vs.	Budget \$8,158,388	-\$611,161
● Expense (5000 series)	\$7,547,227	vs.	Budget \$8,158,388	-\$611,161
● Net Ordinary Income	-\$0	vs.	Budget \$0	-\$0
● Reserve/Improvement	\$628,369	vs.	Budget \$720,000	-\$81,631

Balance Sheet (as of December 31, 2020)

● Current Assets	\$2,248,826.35	vs.	\$2,241,612.31	\$7,214.04
○ Operating Funds	\$329,581.87	vs.	\$209,270.67	\$120,311.20
○ Reserve Funds	\$718,940.68	vs.	\$639,647.57	\$79,293.11
○ Community Fee Fund	\$295,056.16	vs.	\$315,122.51	-\$20,066.35
● Accounts Receivable	\$328,244.91	vs.	\$386,149.92	-\$57,905.01
● Accounts Payable	\$356,148.07	vs.	\$278,907.97	+\$77,240.10
● Total Assets	\$4,046,873.94	vs.	\$4,001,123.27	+1.1%
● Total Liabilities	\$588,584.64	vs.	\$566,898.94	+3.8%
● Total Equity	\$3,458,289.30	vs.	\$3,434,244.33	+0.7%
● Total L&E	\$4,046,873.94	vs.	\$4,001,123.27	+1.1%

Summary of Discussion:

- Down 750,000 in expected revenue.

Master Community Association

- Aquatics and Event teams did a fantastic job adapting to unprecedented restrictions throughout the pandemic. However, with reduced operating abilities resulting in a significant reduction in revenue we had to borrow 81,000 we would have normally paid into our reserves in order to balance the budget.
- Still have outstanding deposit from assessment accounts accounting for the December assessment income.
- We did see a boost in our balance sheet with our status falling slightly over 1%, we consider this to be a reasonable standing given the year we have had.

❖ **M/S/C ~ (Spilsted/Dorotik) Unanimous - *Motion passes.***

Motion to approve: Year-end financial report.

V. DEVELOPER UPDATE

- [Brookfield](#) continues toward the completion of residential development in the Central Park community.
 - Foundations have started being laid in the final section of the North End neighborhood. Expect to see the first closing on homes, by early to mid-summer.

VI. [APPOINTMENT OF OFFICERS](#)

❖ **M/S/C ~ (Spilsted/Hudley-Harris) Unanimous - *Motion passes.***

Motion to nominate: Dana Elkind for President of MCA Executive Board.

❖ **M/S/C ~ (Spilsted/Elkind) Unanimous - *Motion passes.***

Motion to nominate: Amanda Dorotik for Secretary/Treasurer of MCA Executive Board.

[Committee Assignments](#)

- **Design Review Chair** – Shalise Hudley-Harris
- **Compliance Committee Chair** – Christie Spilsted

VII. MANAGEMENT REPORT

- **Aquatics**
 - Staff is eagerly anticipating the 2021 aquatic season as we start to enter the spring and summer seasons knowing what we were able to accomplish last season in the middle of a pandemic.
 - Introducing the [Active Pass](#) the 2021 update to our Resident Membership Card.
 - A contactless, app-based pass for residents of Central Park.
 - Can be accessed through a mobile device.
 - Annual pass price increasing from \$10 to \$20.
 - We have not implemented a price increase for aquatic passes in 10 year.
 - Resident pass fees directly fund payroll and operational costs which have substantially increased over the past couple of years with new minimum wage laws, as most of our seasonal staff are minimum wage workers.
 - Pass is recommended for those who *frequent* the pool.
 - Hope to bring back swim teams and some other opportunities for learn-to-swim programming.
- **Events**
 - Working with City of Denver to determine what our limitations will be for operating public events this summer.
 - Moving forward with our Sunday Farmers Market which operated successfully throughout 2020 season.
 - There will likely be a reservation system implemented for 2021 concerts and movies as we anticipate some sort of restrictions to remain in place throughout the year.

Master Community Association

- Planning a pseudo–Egg Scramble event.
 - The limited capacity will require individuals to make a reservation to participate in this event.
- Working on the MCA [Community Showcase](#), a virtual talent show coming in April.
- The likelihood of bringing back any indoor events in 2021 is not likely at this time.
- Parks and Facilities
 - Working on [snow removal](#), with numerous small snow events occurring within a short window of time.
 - Extreme cold has impacted some pipes at some aquatic facilities.

VIII. UPCOMING MEETING SCHEDULE

May 18, 2021 | Q2 Executive Board Meeting | 12:00 pm | Online

August 18, 2021 | Q3 Executive Board Meeting | 12:00 pm | Online

November 17, 2021 | Q4 Executive Board Meeting | 12:00 pm | TBD

December 15, 2021 | Annual Members' Meeting & Delegate Election | 6:30 pm | TBD