

Master Community Association

Q3 Executive Board Meeting

Wednesday, August 18, 2021 | 12:00 – 1:30 pm.

MCA - Zoom Webinar

8351 E Northfield Blvd. | Denver, CO 80238

ATTENDANCE

Executive Board

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

Community Delegates

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

[May 19, 2021](#) meeting minutes were attached.

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

Motion to approve: Minutes as presented.

III. FINANCIAL REPORT

The Executive Director presented [January-June 2021 Statement](#)

Statement of Activity January through June 2021

• Income (4000 series)	\$4,291,548	vs.	Budget \$4,475,628	-\$184,080
• Expense (5000 series)	\$3,474,170	vs.	Budget \$3,706,644	-\$232,474
• Net Ordinary Income	\$817,378	vs.	Budget \$768,984	\$48,393
• Reserve/Improvement	\$315,171	vs.	Budget \$270,000	\$45,171

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Balance Sheet (as of June 30, 2021)

• Current Assets	\$3,355,903.23	vs.	\$2,977,937.03	\$377,966.20
○ Operating Funds	\$607,597.34	vs.	\$285,791.27	\$321,806.07
○ Reserve Funds	\$20,753.20	vs.	\$952.34	\$19,800.86
○ Community Fee Fund	\$336,281.64	vs.	\$353,373.65	-\$17,092.01
• Accounts Receivable	\$957,237.84	vs.	\$657,628.95	\$299,608.89
• Accounts Payable	\$543,655.40	vs.	\$656,195.18	-\$112,539.78
• Total Assets	\$5,204,274.95	vs.	\$4,770,314.45	+9.1%
• Total Liabilities	\$763,810.31	vs.	\$953,743.90	-19.9%
• Total Equity	\$4,440,464.64	vs.	\$3,816,570.55	+16.4%
• Total L&E	\$5,204,274.95	vs.	\$4,770,314.45	+9.1%

Summary of Discussion:

- Financials are on course to closely match early year estimates.
- Strong rebound in Aquatic related income associated with the reopening of all 7 facilities with little to no capacity restrictions.
- Still showing revenue loss attributed to reduced non-resident visits, no group lessons, reduced programming, and no pool rental fees.
- Residential//Commercial assessments reporting under expectations, attributed to delayed completion of Filing 57.
- Able to replenish Reserve/Improvement Fund, which was pulled from to balance the 2020 Budget.
- Close to accomplishing goal of recovering deficit from 2020.
- Annual audit report delayed to next meeting due to MSI software glitch.

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

Motion to approve: Financial statement (January-June 2021)

IV. DEVLEOPER UPDATE

- In the process of transferring over the remainder of Filing 54 parks. Does not include the north end sports park which will be managed by the City and County of Denver.
- MCA took control of largest Filing 54 park with pool, baseball fields, courts, etc. in 2020.
- Filing 57 parks should start being developed in late fall or winter.

V. PARK CREEK METROPOLITAN DISTRICT/WESTERLEY CREEK METROPLITAN DISTRICT

- **What is the MCA's role in relation to the districts?**
 - The MCA acts as the operating body that manages all property funded and owned by the Park Creek Metropolitan District (PCMD), including public pools, town centers, parks, pedestrian paths, trails, and parkways.
- **What is the PCMD?**
 - The PCMD is the developer side of the district which operates both privately and publicly with the City of Denver*. The city appoints people to the SDC which appoints people to the PCMD board.
 - *A unique relationship for a large development but necessary as the city owned the former airport property.
- **What is the WCMD?**
 - Whereas the PCMD is the primary building district, WCMD is the taxing district.
- **What is the conflict?**

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- The relationship between the two entities has become somewhat contentious. The WCMD would like more input on the development process and how monies are ultimately spent. PCMD plans to expand their board from five to seven to provide increased representation opportunities.
- Shalise Hudley-Harris and Andrew Bartlett would like to be considered to be nominated on behalf of the MCA to run for the PCMD expanded board.

M/S/C. (Elkind/Dorotik) – Motion Passes

Motion to Approve- MCA ED to work with both Hudley-Harris and Bartlett to submit their nomination application to the Park Creek Metro District.

VI. MANAGEMENT REPORT

• Aquatics

- Had a very successful aquatic season and were able to get people back into our pools.
- Launched the new Active Pass digital membership which has been highly requested from residents. Still working out a few hurdles with Active Net and the My MCA phone application, but it didn't take long for staff and residents to get used to the new check-in process.
- Experienced some staffing troubles this season, first season of operating seven pools with less than 100 staff for more than half the season.
- Still calculating exact numbers but anticipating ~100,000 pool visits for the year.
- Filing 54 replaced Aviator as the most popular pool destination, raking in nearly 20% of total visits for the season.
- Were able to offer 667 private lessons this year.
- Lucky to have over 90% of our staff full vaccinated by the time they reported back on deck.

• Events/Programming

- Sunday Farmers Market will continue through [Sunday, October 10th](#).
- Wrapping up concert season with Denver Municipal Jazz Band and Denver Municipal Band performances.
- Excited to host the Kids Triathlon this weekend. Over 500 participants are registered.
- Our final concert and beer garden with occur [September 17th](#) on the South Green.
- The Cube will reopen for event rentals in 2022.
- In discussion with Steeve Larson and Carol Roberts from the Front Porch, about taking on a management role of the publication after they retire.

VII. UPCOMING MEETING SCHEDULE

November 17, 2021 | Q4 Executive Board Meeting | 12:00 pm | [Zoom Webinar](#)

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