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**STAPLETON MASTER COMMUNITY ASSOCIATION  
ANNUAL DELEGATE MEETING**

Tuesday November 13, 2007 ~ 6:30 – 8:00 pm.  
Stapleton Community Room 2823 Roslyn Street  
Denver, CO 80238

**ATTENDANCE**

Keven Burnett (Executive Director)  
Jenifer Graham (Office Manager)  
Brian Fennelly (District 3/FC)  
Jason Dembeck (District 5)  
Michael Kearns (District 6)  
Denise Gammon (District 1/FC) - Absent  
Justin Silverstein (District 2 Delegate)-Absent  
Michael Johnson (District 4 Delegate) - Absent  
Dana Elkind (Resident running for District 3)  
Melinda Elkind (Resident)  
Jim Vanderhye (Resident)

**I. CALL TO ORDER**

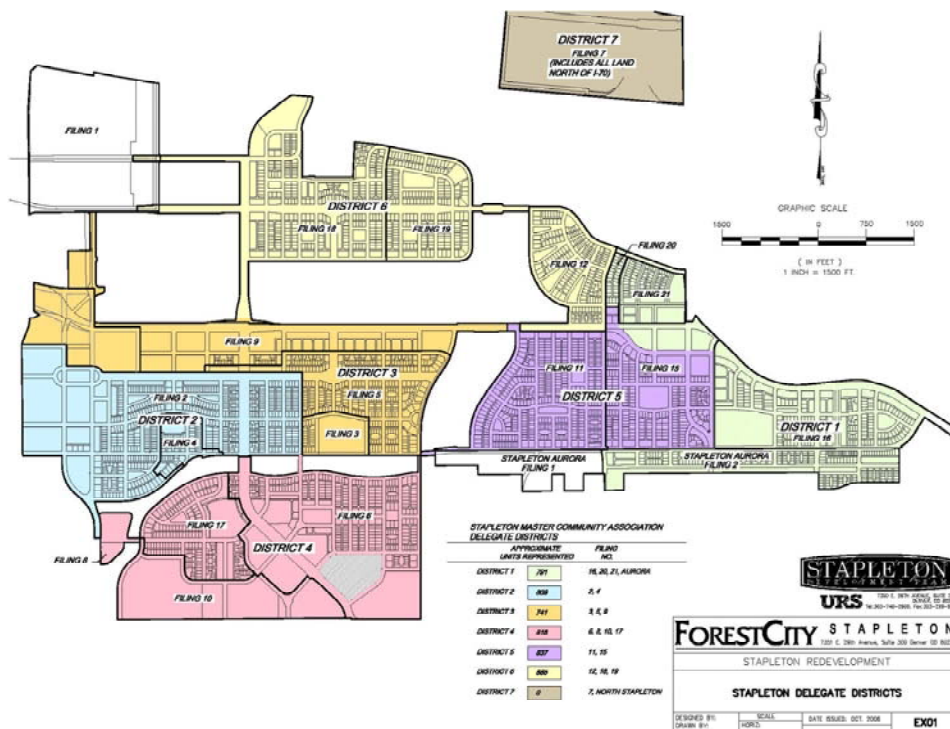
- Introductions

**II. ADDITIONS TO AGENDA**

- None



### III. ANNUAL ELECTION OF DELEGATES (2<sup>nd</sup> Meeting)



District	Filings	Delegate	Total Votes	Current Votes	Received Votes
1	16, 20, 21, A2	Denise Gammon	791	8	0
2	2, 4	Justin Silverstein	925	916	25
3	3, 5, 9	Brian Fennelly Dana Elkind (08)	741	561	22
4	6, 8, 10, 17	Michael Johnson	818	613	12
5	11, 15	Jason Dembeck	837	727	27
6	12, 18, 19	Michael Kearns	885	190	13
7	N. Stapleton	John Lehigh	0	0	0
	Total		4997	3015	99

Dana Elkind was nominated as a resident delegate for District 3. Brian Fennelly, who represented the developer for district 3 has agreed to step down in his delegate responsibilities to make room for Mr. Elkind beginning January 1, 2008.

New Delegates for the Districts are as follows, term January 1, 2008– December 31, 2008

### IV. 2008 PROPOSED OPERATING BUDGET & ASESMENT SCHEDULE




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## 2008 Proposed Operating Budget

- 1) The Executive Director presented the proposed financial reports, which is based on raising the 2008 assessments (properties).

• Total Income	\$2,492,584.00
• Estimated Expenditures	\$2,492,584.00
• Transfer to Reserve Funds	\$239,904.00
• Transfer to Community Fund	\$31,000.00

- 2) Assessment Schedule

	2008	2007	\$ Difference	%
For Sale Regular Residential	\$36.00/mo \$432/yr	\$31.65/ mo \$379.80/ yr	\$4.35/ mo \$52.20/ yr	14%
For Sale Affordable Residential	\$20.40/mo \$244.80/yr	\$17.89/ mo \$214.68/ yr	\$2.51/ mo \$30.12/ yr	14%
For Rent Residential – Affordable and Market	\$20.40/mo \$244.80/yr	\$17.89/ mo \$214.68/ yr	\$2.51/ mo \$30.12/ yr	14%
Commercial, Office, Other (D2 only)	\$12.00/mo \$144/yr	\$8.81/ mo \$105.72 yr	\$3.19/ mo \$38.28/ yr	36%

(Every 2000sq ft equals one commercial unit)

- Increase is due to additional properties coming on line in 2008; specifically Filing 15 pool, Filing 11 & 12 parks. The MCA park responsibility is more than doubling next year going from 8 acres to 18 acres.
- Northfield and Quebec Square are not included in the assessments. There are no services rendered by the MCA. Both filings (1 & 14) were both written out of the community declarations by the Declarant upon creation of each filing.
- The Delegates would like to the Executive Board to look at how the programming & event funds are being used, specifically the Farmers' Market.

❖ **M/S/C~ (Kearns/Fennelly) unanimous**

**Motion to Ratify 2008 Budget and Assessment schedule as submitted.**

## V. OPEN FORUM

## VI. MEETING SCHEDULE:

- 1) Annual Meeting of the Executive Board: November 15<sup>th</sup> Noon-2pm ~ Stapleton Community Room

## VII. ADJOURN