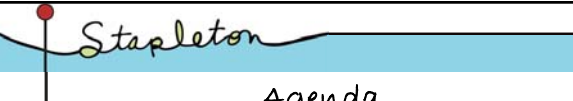

Members Meeting &
Delegate Election
December 10, 2009


Agenda

- Call to Order
- Additions to the Agenda
- Community Review & Management Reports
- Proposed 2010 Stapleton Community Budget
- Annual Election of Delegates
- Open Forum


Public / Private Partnership

- Stapleton Development Corporation
 - Public Entity - Oversee overall development plan
- Forest City Stapleton
 - Private Corporation - Master Developer
 - Executes the development plan
- Metro District (Westerly Creek & Park Creek)
 - Funds public infrastructure through tax free bonds
 - Owns all community assets
- Stapleton Master Community Association
 - 501(c)4 non-profit community association
 - Long term management of the community assets

Stapleton

Mission Statement

The Stapleton MCA is a 501(c) 4 non-profit community development organization whose mission it is to create and sustain a "sense of community" within Stapleton through comprehensive parks & recreation management; ongoing community event and cultural programming; and the long-term operation and repair of community facilities and assets.



Stapleton

Colorado Common Interest Ownership Act

- All Common interest communities in Colorado are subject to the same CCIOA.
- The Stapleton MCA was formed under CCIOA statute as the means to govern the long-term operation, maintenance and management of community facilities and assets.
- Upon purchase of property within Stapleton, all owners are automatically members of the Master Community Association (Stapleton MCA) and are subject to the community's governing documents (CC&R's)

Stapleton

MCA Executive Board Control

| Approx Year | 2001 | 2008 | 2013 | 2018 | 2021 |
|------------------------|------|----------------|----------------|----------------|------------------|
| Property Conveyed | 0% | 25% (3,000) | 50% (6,000) | 75% (9,000) | 100% (12,000) |
| Appointed by Developer | 3 | 3 | 3 | 2 | 1 |
| Elected by Owners | 0 | 1 | 2 | 3 | 4 |
| Total Directors | 3 | 4 | 5 | 5 | 5 |

Stapleton

MCA Organization 2009

- o Executive Board (4)
 - Provides for the overall governance of the Stapleton community.
- o District Delegates (7)
 - Serves as the primary advisory committee to the board on all community issues.
 - Represents the owners in all voting requirements.
- o MCA Staff (4)
 - Executive Director is hired by the Board and is responsible for all day to day management and oversight of the MCA organization.
 - Office Manager supports all administrative functions of the MCA and Executive Board.
 - Aquatics Director manages all community pool functions.
 - Events & Programs Director develops and manages all aspects of community events and cultural programming.

Stapleton

Executive Board of Directors

- o Denise Gammon MCA President
Senior Vice President of Residential Development Forest City Stapleton
- o Heidi Majerik Vice President
Residential Development Manager Forest City Stapleton
- o Brian Fennelly Treasurer
Vice President of Accounting and Finance Forest City Stapleton
- o Michael Kearns MCA Secretary - Resident Director
Elected December 2007 to one three (3) year term

Stapleton

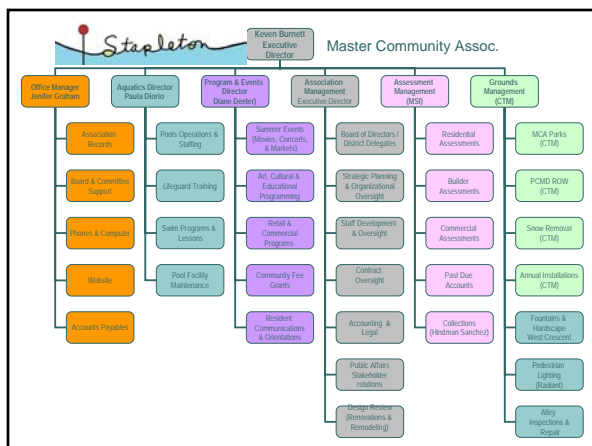
District Delegates

- Stapleton residents annually elect district delegates to serve as their voice to the Stapleton MCA Board of Directors and to cast votes on behalf of the members.
- Delegates vote to ratify the MCA annual budget.
- Delegates elect all Resident & Commercial directors.
- Delegates serve as the primary advisory committee to the Executive Board.
- Communication: delegates@stapletoncommunity.com

Stapleton


2009 District Delegates

- District 1: Amanda Allshouse (Resident F-21)
- District 2: Justin Silverstein (Resident Filing 2)
- District 3: Dana Elkind (Resident Filing 9)
- District 4: Chantell Taylor (Resident Filing 17)
- District 5: Lucia Correll (Resident filing 11)
- District 6: Michael Kearns (Resident filing 12)
- District 7: John Lehigh (Forest City)




 **MCA Contact Information**

- o Location: 2823 Roslyn St.
- o Phone: 303-388-0724 / Fax: 303-388-1673
- o Email: info@stapletoncommunity.com
- o Web: www.stapletoncommunity.com
- o Stapleton Resident ID Cards:
 - MCA Office: 9 am – 4pm Daily
 - All Stapleton Pools: Memorial Day to Labor Day
 - Aviator Pool open through the last weekend of Summer

 **Balance Sheet**

| September 30 | 2008 | 2009 | \$ Chg | % Chg |
|---------------------------------------|------------------|------------------|----------------|------------|
| Cash & Equivalents | 751,354 | 833,586 | 82,230 | 11% |
| Accounts Receivable | 390,826 | 448,116 | 57,289 | 15% |
| Other Assets | 1,200 | 5,154 | 3,954 | 329% |
| Fixed Assets | 94,016 | 149,801 | 55,784 | 59% |
| Total Assets | 1,237,397 | 1,436,658 | 199,259 | 16% |
| Accounts Payable | 170,348 | 2239,591 | 69,242 | 40% |
| Other Current Liabilities | 88,931 | 92,128 | 3,197 | 3.6% |
| Equity | 974,930 | 1,109,092 | 134,162 | 40% |
| Total Liabilities & Equity | 1,237,397 | 1,436,658 | 199,259 | 16% |

 **Accounts Receivable**

| As of Sep 30 | 2008 | 2009 | % Difference |
|--------------|---------|---------|--------------|
| Residential | 43,706 | 50,382 | 15% |
| Commercial | 5,815 | 12,167 | 109% |
| Developer | 3,438 | 26,160 | 660% |
| Builders | 121,711 | 127,174 | 4.5% |
| Park Creek | 43,351 | 137,530 | 217% |
| Apartments | 32,563 | 979 | -97% |
| MCA Other | 140,241 | 93,731 | -33% |

Stapleton

Past Due accounts

| As of Sep 30 | 2008 | 2009 | % Of Total |
|---------------------|----------|----------|------------------------------------|
| 90 days + Accounts | 74 | 71 | 2% Delinquent |
| 90 day+ assessments | \$13,157 | \$12,386 | Less than 1% of annual assessments |

Stapleton

Statement of Activities Est. Actual

| MCA | Est. Actual as of Nov 30 | 2009 Budget | +/- | % |
|--------------|--------------------------|-------------|---------|----|
| Income | 2,933,917 | 2,724,497 | 209,420 | 8% |
| Expense | 2,930,981 | 2,724,497 | 206,484 | 8% |
| Net Activity | 2,935 | 0 | 2,935 | |

Stapleton

2009 Pool Statistics



- o 88,500 total visits
- o Issued 6800 Pool cards
- o All facilities open Memorial Day to Labor Day
- o Aviator Pool open through last weekend of Summer
- o Taught 3,000 Swim Lessons
- o Enrolled 98 members on the Stapleton Swim Team
- o Concessions open at all facilities
- o pools@stapletoncommunity.com

Stapleton

2009 Events & Programming

- o Summer Concert Series on the Green (attendance of 500-1000 per show)
- o Stapleton Rocks "A concert for a cause": An all day local talent showcase
- o Friday Evening Summer Movies (attendance of 500 - 1000 ppl each show)
- o Yoga by the Pool: Twice a week adult yoga classes at F-15
- o Fourth of July Parade & Pool events
- o Camp Stapleton: Youth Sustainability Day Camps
- o Rapids Youth Soccer Programs (Fall & Spring)
- o Farmers Market (Sunday's Founders Green)
- o Sweet William Market (Last Saturday of the Month)
- o Community Art Space (Old 29th Ave. Visitors Center)
- o Winter Welcome (Friday before Thanksgiving @ 29th Ave Town Center)

Stapleton

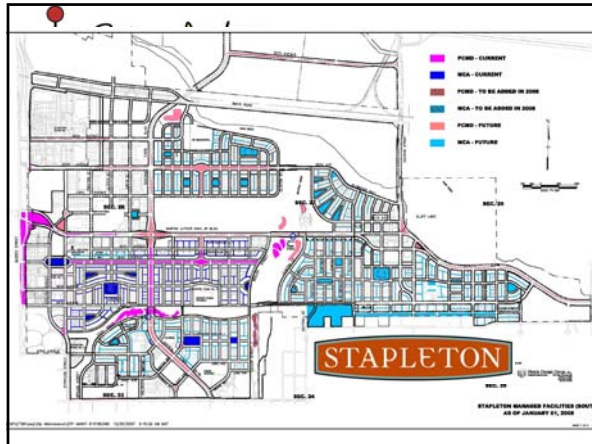
Revenue Highlights Est. Actual 2009

| | Est. Actual | 2009 Budget | Diff | % |
|-------------------------|-------------|-------------|----------|------|
| Real Estate Assessments | 1,949,413 | 1,952,892 | (3,298) | -1% |
| Working Capital | 43,664 | 60,000 | (16,335) | -27% |
| Event Income | 39,379 | 40,000 | -620 | -2% |
| Collections | 49,578 | 47,000 | 2,578 | 5% |
| Pool Income | 179,441 | 41,155 | 138,286 | 336% |
| Other Income | 15,992 | 13,000 | 2,992 | 23% |

Stapleton

Expense Highlights Est. Actual 2009

| | Est. Actual | Budget | Diff | % |
|-----------------------|-------------|---------|---------|------|
| Administration | 485,074 | 487,870 | -2,795 | -1% |
| Facilities | 84,247 | 106,392 | -22,144 | -21% |
| Professional Services | 41,010 | 25,165 | 15,845 | 63% |
| Assessment Management | 124,814 | 117,012 | 7,802 | 7% |
| Insurance | 78,797 | 80,352 | -1,554 | -2% |
| Grounds Maintenance | 404,091 | 338,456 | 65,635 | 19% |
| Pool Operations | 553,236 | 401,196 | 152,040 | 38% |
| Programming & Events | 159,074 | 200,200 | -41,125 | -21% |



Stapleton

2010 Budget Assumptions

- Residential Assessments will remain at \$36/month
- Commercial Assessments will remain the same except District 7 will be reduced by 50% due to modified development schedule
- We will continue to see 15-20 new sales per month
- Residential Development will continue in filings 19, 22, 24, 29 & 30
- MCA will manage 25 Acres of parks and 4 community / recreational facilities
- District will be responsible for 55 acres of ROW and subsequent amenities

Stapleton

2010 Events & Programming

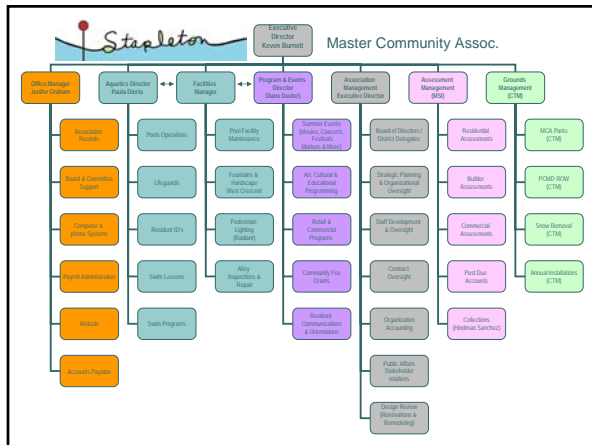
- 6 - Saturday Summer Concerts on the Green
- 6 - Friday Evening Summer Movies on the Green
- Stapleton Brew fest (June 26)
- Stapleton Rocks "A concert for a cause": An all day local talent showcase (Sept 11)
- Spring Children's Egg Hunt (April 3)
- Yoga by the Pool
- Fourth of July Parade & Pool events
- Camp Stapleton: Youth Sustainability Day Camps
- Rapids Youth Soccer Programs (Fall & Spring)
- Farmers Market (Sunday's Founders Green)
- Sweet William Market (Last Saturday of the Month)
- Winter Welcome (Friday before Thanksgiving @ 29th Ave Town Center)

Stapleton

2010 Pool Programming



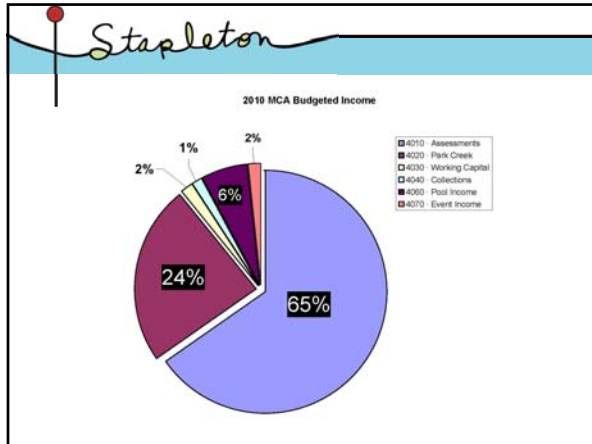
- o All Pools Open by Memorial Day Weekend
- o Two Pools (PJ / F15) to Close Labor Day
- o Aviator open through the last weekend of Summer
- o Full Swim Lessons at Aviator & F 15
- o Stapleton Swim Team
- o Concessions open at all facilities
- o pools@stapletoncommunity.com

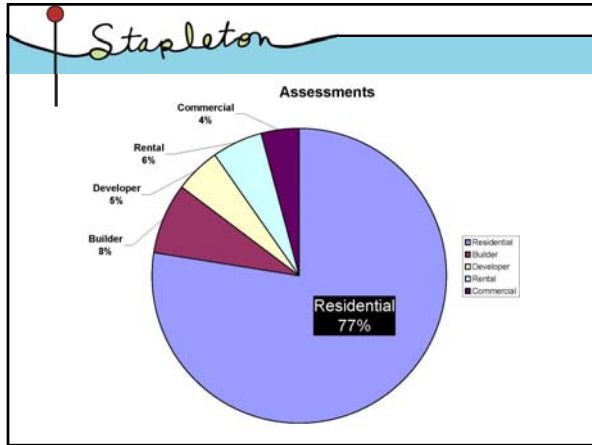


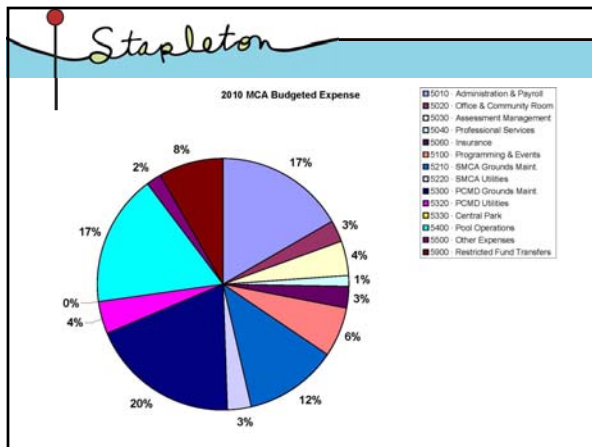
Stapleton

2010 Proposed Budget

| | 2009 Estimated | 2010 Budget | Diff | % |
|------------------------|-------------------|----------------|---------|----|
| Estimated Revenue | 2,933,917 | 3,161,616 | 247,693 | 8% |
| Estimated Expenditures | 2,930,891 | 3,161,616 | 219,866 | 7% |
| Reserve Fund Transfers | 255,504 | 261,504 | 6,000 | 2% |



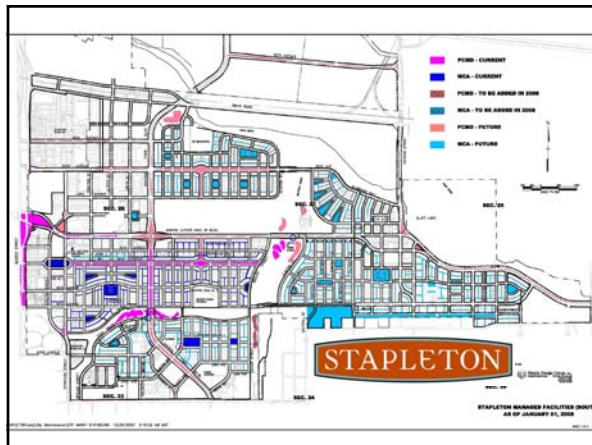


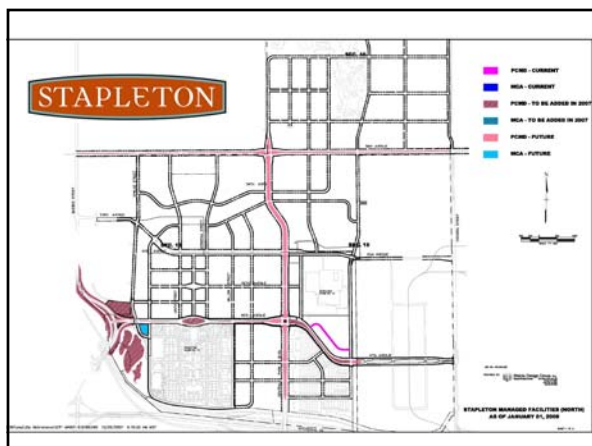


Stapleton

2010 Grounds

- 40+ Facilities
- Parks = 25 acres
- Parkways and frontage = 55 Acres
- Alley's = 1.8 Million SF
- Pedestrian pathways & Lighting

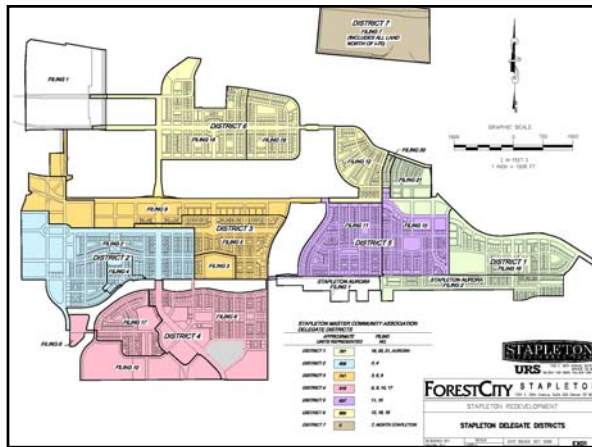




Stapleton

Delegate Election

- Introduce nominees
- Turn in all completed ballots

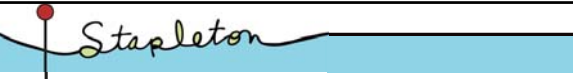


Stapleton

District 1 (Filings 16, 20, 21, A2)

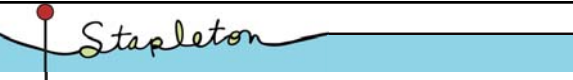
- Amanda Allshouse* – Owner Filing 20
- No other owners were nominated in this district.

*denotes 2009 delegate


District 2 (Filings 2, 4)

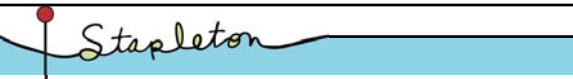
- Justin Silverstein* – Owner Filing 2
- No other owners were nominated in this district.

*denotes 2009 delegate


District 3 (Filing 3, 5, 9)

- Dana Elkind* – Owner Filing 9
- No other owners were nominated in this district.

*denotes 2009 delegate


District 4 (Filings 6, 8, 10, 17)

- Chantell Taylor* – Owner Filing 6
- Bethany Smith – Owner Filing 17

*denotes 2009 delegate

Stapleton

District 5 (Filings 11, 15)

- o Lucia Correll *- Resident Filing 11
- o Tim Wilson - Resident Filing

*denotes 2009 delegate

Stapleton

District 6: Filings 12, 18, 19

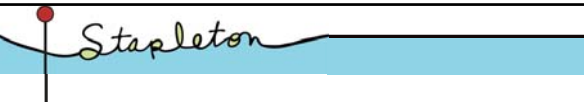
- o Mathew Shultz - Resident Filing
- o Katie Graces - Resident Filing

Stapleton

District 7: All Filings North of Sand Creek

- o Denise Gammon - Forest City, Owner Filing 7, 13, 14
- o No other owners were nominated in this district.

*denotes 2009 delegate


OPEN FORUM:
Questions & Comments


Upcoming Meeting Dates

- Dec 11 – Annual Executive Board & Delegate Meeting
 - Noon - 2 pm Stapleton Community Room
 - Ratify and approve 2010 Budget
- 2010 Quarterly Board Meeting Schedule
 - Q1 February 18
 - Q2 May 20
 - Q3 August 19
 - Q4 Nov – Dec

Updated Meeting Information & Dates
“www.StapletonCommunity.com”
