



MASTER COMMUNITY ASSOCIATION, INC.

Meeting of the Executive Board

Stapleton Community Room • 2823 Roslyn St. • Denver, 80238

Thursday February 18, 2010 ~ 11:30 - 1:30 pm.

I. CALL TO ORDER <ul style="list-style-type: none"> Additions to the Agenda 	D. Gammon	Verbal
II. APPROVAL OF MINUTES <ul style="list-style-type: none"> Minutes of Dec 11, 2009 	D. Gammon	Attached
III. FINANCIAL REPORT <ul style="list-style-type: none"> Statement of Activity Jan - Dec 2009 MCA Balance Sheet December 31, 2009 Past Due Accounts 	K. Burnett	Attached
IV. GOVERNANCE <ul style="list-style-type: none"> Appointment of Officers Reserve / Community Fund Investment Strategy 	D. Gammon	Attached
V. MANAGEMENT REPORT <ul style="list-style-type: none"> ADMINISTRATION <ul style="list-style-type: none"> Community Project Form Community Handbook Filing 7 Easement FACILITIES <ul style="list-style-type: none"> Aviator Coping Stones West Crescent Fountains RECREATION <ul style="list-style-type: none"> 2010 Activity Guide EVENTS <ul style="list-style-type: none"> Summer 2010 Schedule 	K. Burnett	Attached
VI. COMMUNITY FEE GRANT REQUESTS <ul style="list-style-type: none"> The Odyssey School 	K. Burnett	Attached
VII. OPEN MEMBER FORUM	M. Kearns	Verbal
VIII. NEXT MEETING <ul style="list-style-type: none"> May 20th (Noon) 	D. Gammon	Verbal

**STAPLETON MASTER COMMUNITY ASSOCIATION
EXECUTIVE BOARD MEETING**

Friday December 11, 2009 ~11:30 – 1:30 pm.
Stapleton Community Room
2823 Roslyn Street
Denver, CO 80238

ATTENDANCE

Denise Gammon (President)
Heidi Majerik (Vice President)
Brian Fennelly (Secretary/Treasurer)
Keven Burnett (SMCA Executive Director)
Jenifer Graham (SMCA Office Manager)
Amanda Allshouse (District 1 Delegate)
Justin Silverstein (Absent-District 2 Delegate)
Dana Elkind (District 3 Delegate)
Chantell Taylor (District 4 Delegate)
Lucia Correll (District 5 Delegate)
Michael Kearns (District 6 Delegate)

I. CALL TO ORDER

Denise Gammon

II. APPROVAL OF MINUTES

September 17th 2009 meeting minutes were attached.

❖ **M/S/C~ (Majerik/Fennelly) unanimous**
Motion to approve: minutes as presented.

III. ADDITIONS TO AGENDA

None

IV. FINANCIAL REPORT

1) The Executive Director presented budget.

Balance Sheet (As of November 30, 2009)

• Current Assets	\$1,297,133.93
• Accounts Receivable	\$358,615.56
• Total Assets	\$1,449,362.42
• Total Liabilities	\$287,063.06
• Total Equity	\$1,162,299.36
• Total Liabilities & Equity	\$1,449,362.42



Statement of Activity Budget vs. Actual ~ January through November 2007

- Total Income Y.T.D. \$2,671,887.89 vs. Budgeted \$2,494,091.00
- Total Expense Y.T.D. \$2,745,078.80 vs. Budgeted \$2,569,696.00
- Net Income Y.T.D. \$57,450.64 vs. Budgeted \$102,407.00
 - Item #4010- Assessments – Is under budget due to the lack of homes constructed and closed.
 - Item #5040—Is up due to auditor being brought in to help with pool cash handling procedures. Mapping is another large expense that the MCA has now that maps are not being supplied as has been in the past.
 - Item # 5210 & 5300 – Is up due to added dog bag stations at all parks, even parks that are not maintained by the MCA. The maintenance of all the water pots at the town center and pools.

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

Motion to approve: Financial Statement for January through November 2009 as submitted.

V. Management Report

- 1) 2008 James Moore & Associates Accounting Audit

❖ **M/S/C~ (Fennelly/Gammon ~ Unanimous)**

Motion to approve: 2008 Audit Report as submitted.

VI. Proposed Budget

- 2010 Ratified Operating Budget & Assessment Schedule
Delegates approved and ratified the amount collected for the 2010 budget. There are no underlying issues with how the budget is spent.

❖ **M/S/C ~ Delegates-(Elkind/Correa/Taylor)~ Unanimous**❖ **M/S/C ~ (Gammon/Fennelly) ~ Unanimous**

Motion to approve: 2010 Ratified Budget

VII. 2010 Projects – to discuss in depth at February meeting

1. **Reserve Fund** - Copying stones at Aviator approximately 580 feet has to be completed in 2010. While construction is being completed the MCA has options to make changes to the pool.
 - Add steps only (\$15.25k)
 - Remove two of the three lily pads and add steps (\$30-\$60k)
 - Alton Street Park- continue drainage repair (\$15k)



2. Improvement Fund Projects;

- UV-West Crescent (\$11K each fountain = 2 fountains)
- Auto Feed at West Crescent (\$3500)
- PJ Playground -outside of the pool area (\$15k)
- Lighting projects – F15 & Aviator Park (\$10k)
- Arc Park Sandbox

3. Community Fund

- Permanent Stage cover-Founders Green (\$60-90k)

VIII. Meeting Schedule:

- 1) Q1 Executive Board: Feb 18th Noon-2:00pm

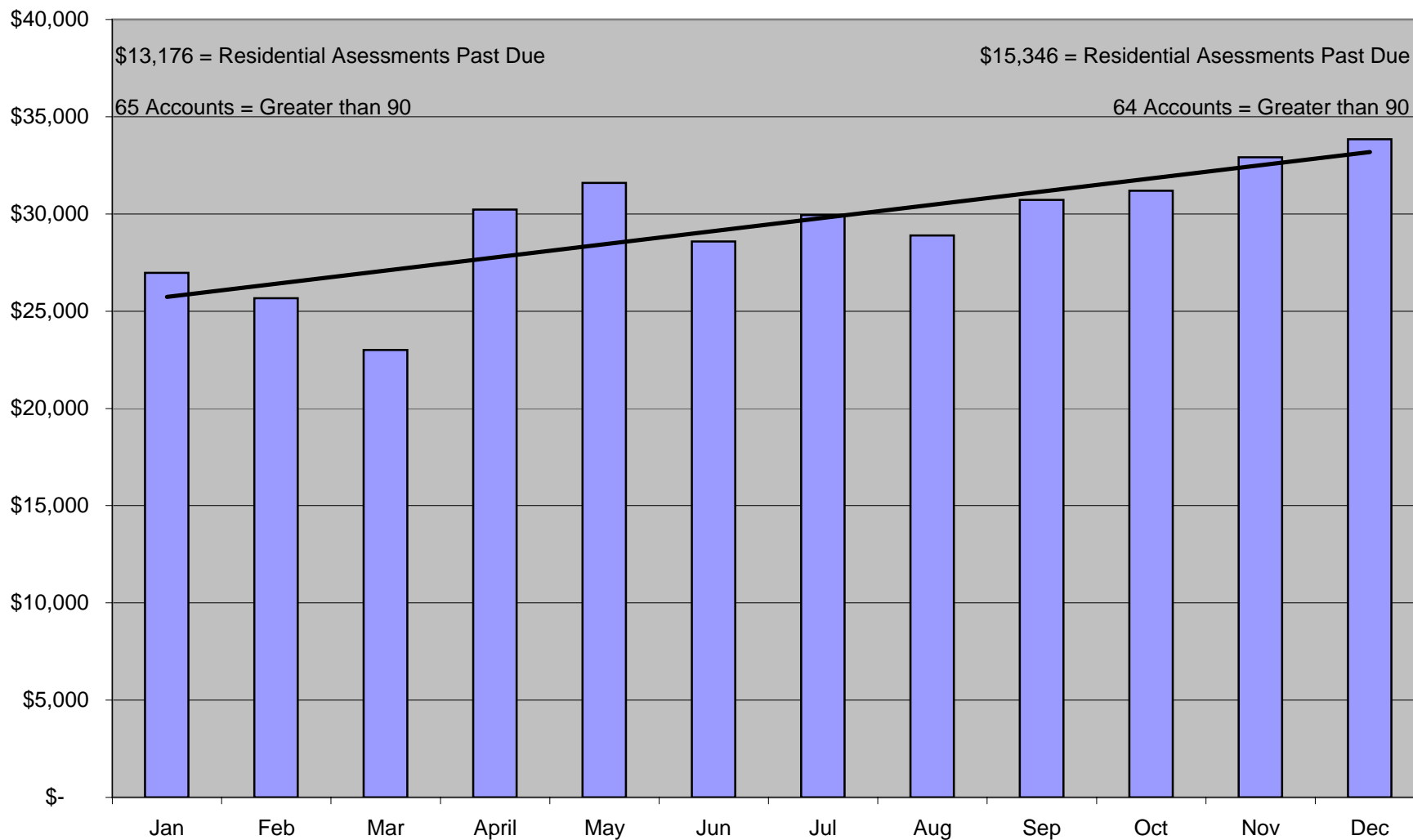
Stapleton MCA
Statement of Activity
 January through December 2009

	Jan - Dec 09	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 · Assessments	1,957,060.52	1,952,892.00	4,168.52	100.2%
4020 · PCMD	652,808.82	570,450.00	82,358.82	114.4%
4030 · Working Capital	45,688.80	60,000.00	-14,311.20	76.1%
4040 · Collections	49,297.96	47,000.00	2,297.96	104.9%
4060 · Pool Income	179,490.43	41,155.00	138,335.43	436.1%
4070 · Event Income	39,379.06	40,000.00	-620.94	98.4%
4080 · Other Income	15,508.49	13,000.00	2,508.49	119.3%
Total Income	2,939,234.08	2,724,497.00	214,737.08	107.9%
Expense				
5010 · Administration & Payroll	470,512.82	487,870.00	-17,357.18	96.4%
5020 · Office & Community Room	91,190.70	106,392.00	-15,201.30	85.7%
5030 · Assessment Management	131,794.33	117,012.00	14,782.33	112.6%
5040 · Professional Services	39,002.75	25,165.00	13,837.75	155.0%
5060 · Insurance	78,796.78	80,352.00	-1,555.22	98.1%
5100 · Programming & Events	158,503.20	200,200.00	-41,696.80	79.2%
5210 · SMCA Grounds Maint.	417,287.09	364,456.00	52,831.09	114.5%
5220 · SMCA Utilities	88,729.95	86,600.00	2,129.95	102.5%
5300 · PCMD Grounds Maint.	522,200.28	474,500.00	47,700.28	110.1%
5320 · PCMD Utilities	117,420.48	114,450.00	2,970.48	102.6%
5330 · Central Park	450.00			
5400 · Pool Operations	549,920.60	401,196.00	148,724.60	137.1%
5500 · Other Expenses	808.47	10,800.00	-9,991.53	7.5%
5900 · Restricted Fund Transfers	255,504.00	255,504.00	0.00	100.0%
Total Expense	2,922,121.45	2,724,497.00	197,624.45	107.3%
Net Ordinary Income	17,112.63	0.00	17,112.63	100.0%
Other Income/Expense				
Other Income				
6010 · Reserve Funds	233,237.93	233,304.00	-66.07	100.0%
6020 · Improvement Fund	30,000.00	30,000.00	0.00	100.0%
6050 · Community Fund	17,502.48	29,800.00	-12,297.52	58.7%
Total Other Income	280,740.41	293,104.00	-12,363.59	95.8%
Other Expense				
7000 · Reserve Fund Projects	77,514.00	50,000.00	27,514.00	155.0%
7020 · Improvement Projects	45,379.52	30,000.00	15,379.52	151.3%
7050 · Community Fund Projects	500.00	13,000.00	-12,500.00	3.8%
Total Other Expense	123,393.52	93,000.00	30,393.52	132.7%
Net Other Income	157,346.89	200,104.00	-42,757.11	78.6%
Net Income	174,459.52	200,104.00	-25,644.48	87.2%

Stapleton MCA
Balance Sheet
 As of December 31, 2009

	Dec 31, 09
ASSETS	
Current Assets	
Checking/Savings	
1010 · MSI Assessment Acct	186,243.33
1015 · MCA Operating Acct	1,032.38
1020 · MCA Operating Reserve	45.73
1030 · MCA Community Reserve	643,320.33
1070 · MCA Community Fee Fund	111,372.01
Total Checking/Savings	942,013.78
Accounts Receivable	
1110 · Accounts receivable	455,428.18
Total Accounts Receivable	455,428.18
Other Current Assets	
1410 · Inventories for sale	2,754.24
1420 · Inventories for use	10,506.44
1530 · Petty Cash - MSI	1,200.00
1535 · Petty Cash - Pools	883.00
1550 · Training Equipment - Aquatics	3,890.59
Total Other Current Assets	19,234.27
Total Current Assets	1,416,676.23
Fixed Assets	
1620 · Pool Facility - operating	16,146.35
1630 · Leasehold improvements	92,016.00
1640 · Furniture, fixtures, & equip	41,639.02
1745 · Accum deprec- furn,fix,equip	2,427.12
Total Fixed Assets	152,228.49
TOTAL ASSETS	1,568,904.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts payable	186,229.24
Total Accounts Payable	186,229.24
Credit Cards	
2050 · Credit card	-4,247.24
Total Credit Cards	-4,247.24
Other Current Liabilities	
2100 · Payroll Liabilities	2,709.03
2200 · Prepaid Assessments	103,856.47
2250 · Swim Team Fund	1,048.98
Total Other Current Liabilities	107,614.48
Total Current Liabilities	289,596.48
Total Liabilities	289,596.48
Equity	
3001 · Opening Bal Equity	148,920.30
3010 · Unrestrict (retained earnings)	955,928.42
Net Income	174,459.52
Total Equity	1,279,308.24
TOTAL LIABILITIES & EQUITY	1,568,904.72

Delinquent Accounts 2009 - 90 Days Plus





Executive Board of Directors

2009 Officers

Member	Position	Represents	Term
Denise Gammon	President	Developer	Appointed 2001
Heidi Majerik	Vice-President	Developer	Appointed 2007
Brian Fennelly	Treasurer	Developer	Appointed 2007
Michael Kearns	Secretary	Owners	2008-2011

ARTICLE 9 -- OFFICERS AND THEIR DUTIES

Section 9.1 Enumeration of Offices. The officers of this Community Association shall be a President, Vice-President, Secretary and Treasurer, and such other Officers as the Executive Board may from time to time create by resolution. The offices of Secretary and Treasurer may be held by the same person.

Section 9.2 Appointment of Officers. The officers shall be appointed by the Executive Board at the Annual Meeting of each new Executive Board. The Officers shall hold office at the pleasure of the Executive Board.

Section 9.3 Special Appointments. The Executive Board may appoint or elect such other officers as the affairs of the Community Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Executive Board may, from time to time, determine.

Section 9.4 Resignation and Removal. Any Officer may resign at any time by giving written notice to the Executive Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein. Acceptance of such resignation shall not be necessary to make it effective. Any Officer may be removed from office with or without cause by a majority of the Executive Board.

Section 9.5 Vacancies. A vacancy in any office may be filled by appointment by the Executive Board by majority vote of the Board. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he replaces.

Section 9.6 Duties. The Duties of the Officers are as follows:

(a) President. The president shall have all of the general powers and duties which are incident to the office of president of a Colorado nonprofit corporation. The president may cause to be prepared and may execute amendments, attested by the secretary, to the Community Declaration and these Bylaws on behalf of the Community Association, following authorization or approval of the particular amendment as applicable.

(b) Vice President. The vice president shall take the place of the president and perform the president's duties whenever the president is absent or unable to act. If neither the president nor the vice president is able to act, the Executive Board shall appoint some other Director to act in the place of the president on an interim basis. The vice president shall also perform other duties imposed by the Executive Board or by the president.

(c) Secretary. The secretary, shall have charge or shall keep the minutes of all meetings of the Owners and proceedings of the Executive board. The secretary shall have charge of the Community Association's books and papers and shall perform all the duties incident to the office of secretary of a nonprofit corporation organized under the laws of the State of Colorado. The secretary may cause to be prepared and may attest to execution by the president of amendments to the Community Declaration and the Bylaws on behalf of the Community Association, following authorization or approval of the particular amendment as applicable.

(d) Treasurer. The treasurer shall be responsible for Community Association funds and for keeping full and accurate financial records and books of account showing all receipts and disbursements and for the preparation of all required financial data. This officer shall be responsible for the deposit of all monies and other valuable effects in depositories designated by the Executive Board and shall perform all the duties incident to the office of treasurer of a nonprofit corporation organized under the laws of the State of Colorado.

Section 9.7 Delegation. The duties of any officer may be delegated to the manager or another Executive Board member; *provided, however,* the officer shall not be relieved of any responsibility under these Bylaws or under Colorado law.

Section 9.8 Agreements, Contracts, Deeds, Checks, Etc. Except as provided in these Bylaws, all agreements, contracts, deeds, leases, checks and other instruments of the Community Association shall be executed by any officer of the Community Association or by any other person or persons designated by the Executive Board.

Section 9.9 Statements of Unpaid Assessments. The treasurer, assistant treasurer, a manager employed by the Community Association, if any, or, in their absence, any officer having access to the books and records of the Community Association may prepare, certify, and execute statements of unpaid assessments in accordance with Section 316 of the Act.

The Community Association may charge a reasonable fee for preparing statements of unpaid



Capital Investment Counsel, Inc.

Proposal for:
Stapleton Master Community Association

Prepared by:
Jason T. Rosener, CFP®
Portfolio Manager

August 22, 2008



Who is Capital Investment Counsel?

- Capital Investment Counsel is a Wealth Management firm and Registered Investment Advisor
- Offices in Denver, Colorado and Scottsdale, Arizona
- Managing over \$1 billion in equity, fixed income and balanced client accounts
- Fee only advisor - maximum fee of 1%. We do not accept commissions or sell product of any kind

Fee-Only Advisor:

EQUITY ONLY AND BALANCED ACCOUNTS

Up to \$1 million	1.00%
\$1 million to \$2 million	0.85%
\$2 million to \$5 million	0.75%
Over \$5 million	0.50%

FIXED INCOME ONLY

Up to \$2 million	0.50%
\$2 million to \$5 million	0.40%
Over \$5 million	0.25%



Our Wealth Management Professionals

NAME	INVESTMENT EXPERIENCE	TITLE
Chris Johnson, CFP®	23 Years	Chairman & CEO
Clark Johnson, CFA	23 years	President, Director of Research
Tom Hackett	45 years	Senior Vice President
Steve Dreiling , CFP®	15 years	Vice President
Bob Bush	36 years	Director of Fixed Income & Economics
Jason Rosener, CFP®	10 years	Portfolio Manager
Matt Blake	11 years	Portfolio Manager
Kathy Raabe	26 years	Portfolio Manager
Matt Henderson , CFA	13 years	Portfolio Manager & Analyst
Tim McDonald, CFP®	15 years	Portfolio Manager
Brian Coughlan	12 years	Portfolio Manager
Larry Hilton	41 years	Portfolio Manager
Alice Bullwinkle, CFP®	30 years	Portfolio Manager
Andy Reinhardt, CFP®	8 years	Portfolio Manager
Brian McDowell	9 years	Analyst
Christine Fuerstenau	17 years	Portfolio Administrator
Teri Tidwell, CFP®	22 years	Portfolio Administrator
Gail Yamamoto	21 years	Trading Manager
TOTAL	377 years	Combined Investment Experience
AVERAGE	21 years	Investment Experience



INVESTMENT MANAGEMENT



Multiple Fixed Income Investment Strategies

Fixed Income Management

- Taxable Bonds
- Municipal Bonds
- Short-Term Cash Management

What sets Capital Investment Counsel's approach apart from a traditional "buy and hold to maturity" strategy is a focus on providing higher returns through active management of the two components of a bond portfolio—principal and income. Two advantages of active Institutional Fixed Income Management in the secondary market are:

- Buying Power in purchasing larger blocks of bonds (negotiating costs)
- Not tied to only one brokerage firm (the ability to shop)



Fixed Income

Savings

- Capital Investment Counsel is able to shop for the best bonds at the best price. In addition, participation in an institutional commission structure minimizes costs while maximizing the benefits of institutional fixed income management.
- For example, selling a bond requires obtaining multiple bids (prices) from many different brokerage firms. The bids can vary widely. If you rely on one brokerage firm for all your bond bids, you may not be getting the best price.

Example Bond trades executed in June/July 2006:

- These examples show the benefit of obtaining price information from multiple firms, and being able to aggregate client bond trades to improve our negotiating power.

# of bonds	Name	Coupon	Maturity	High Bid/Low Bid	Savings
100	Colorado Springs COP	3.00%	12/10/2009	\$100.26/\$99.307	\$953.00
500	FHLB	5.38%	07/17/2009	\$103.865/\$103.18	\$3,425.00
100	Verizon Florida Inc.	6.86%	02/01/2028	\$101.68/\$99.00	\$2,680.00



Capital Investment Counsel, Inc
PORTFOLIO APPRAISAL
Stapleton Master Community Association
Sample Portfolio
August 21, 2008

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Unit Income	Annual Income	Cur. Yield
Government Bonds									
60,000	U S Treasury Note 3.625% Due 05-15-13	0.00	0	102.59	61,556	12.3	3.625	2,175	3.5
					61,556	12.3		2,175	3.5
Fed Home Loan Banks									
65,000	FHLB 5.300% Due 06-01-12	0.00	0	103.44	67,236	13.5	5.300	3,445	5.1
60,000	FHLB 4.000% Due 08-27-12	0.00	0	100.12	60,073	12.0	4.000	2,400	4.0
65,000	FHLB 4.500% Due 09-16-13	0.00	0	102.40	66,558	13.3	4.500	2,925	4.4
					193,868	38.8		8,770	4.5
Federal National Mortgage Association									
60,000	FNMA 3.750% Due 03-15-13	0.00	0	102.00	61,199	12.2	3.750	2,250	3.7
					61,199	12.2		2,250	3.7
Federal Farm Credit Bank									
60,000	Federal Farm Credit Bank 3.875% Due 08-25-11	0.00	0	101.73	61,038	12.2	3.875	2,325	3.8
60,000	Federal Farm Credit Bank 4.500% Due 10-17-12	0.00	0	102.38	61,429	12.3	4.500	2,700	4.4
60,000	Federal Farm Credit Bank 4.250% Due 07-08-13	0.00	0	100.92	60,551	12.1	4.250	2,550	4.2
					183,018	36.6		7,575	4.1
TOTAL PORTFOLIO			0		499,641	100.0		20,770	4.2



Capital Investment Counsel, Inc
FIXED INCOME PORTFOLIO
Stapleton Master Community Association
Sample Portfolio
 August 21, 2008

Quantity	Security	Unit Cost	Total Cost	Price	Market Value	Accrued Interest	Market Value +Accr.Int.	Pct. Assets	Yield To Mat.	Duration
Government Bonds										
60,000	U S Treasury Note 3.625% Due 05-15-13	0.00	0	102.59	61,556	580	62,136	12.3	3.0	4.3
	Government Bonds Total		0		61,556	580	62,136	12.3	3.0	4.3
Fed Home Loan Banks										
65,000	FHLB 5.300% Due 06-01-12	0.00	0	103.44	67,236	766	68,002	13.5	4.3	3.4
60,000	FHLB 4.000% Due 08-27-12	0.00	0	100.12	60,073	0	60,073	11.9	4.0	3.7
65,000	FHLB 4.500% Due 09-16-13	0.00	0	102.40	66,558	1,259	67,818	13.4	4.0	4.4
	Fed Home Loan Banks Total		0		193,868	2,025	195,892	38.8	4.1	3.8
Federal National Mortgage Association										
60,000	FNMA 3.750% Due 03-15-13	0.00	0	102.00	61,199	975	62,174	12.3	3.3	4.1
	Federal National Mortg Total		0		61,199	975	62,174	12.3	3.3	4.1
Federal Farm Credit Bank										
60,000	Federal Farm Credit Bank 3.875% Due 08-25-11	0.00	0	101.73	61,038	362	61,400	12.2	3.3	2.8
60,000	Federal Farm Credit Bank 4.500% Due 10-17-12	0.00	0	102.38	61,429	930	62,359	12.4	3.9	3.7
60,000	Federal Farm Credit Bank 4.250% Due 07-08-13	0.00	0	100.92	60,551	305	60,856	12.1	4.0	4.4
	Federal Farm Credit Ba Total		0		183,018	1,596	184,615	36.6	3.7	3.6
TOTAL PORTFOLIO			0		499,641	5,176	504,817	100.0	3.7	3.8



Capital Investment Counsel, Inc
PROJECTED FIXED INCOME CASH FLOWS
Stapleton Master Community Association
Sample Portfolio
Beginning September 1, 2008

Security	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
Government Bonds													
U S Treasury Note			1,087						1,087				2,175
3.625% Due 05-15-13													
TOTAL			1,087						1,087				2,175
Fed Home Loan Banks													
FHLB				1,722						1,722			3,445
5.300% Due 06-01-12													
FHLB						1,200						1,200	2,400
4.000% Due 08-27-12													
FHLB	1,462						1,462						2,925
4.500% Due 09-16-13													
TOTAL	1,462			1,722		1,200	1,462			1,722		1,200	8,770
Federal National Mortgage Association													
FNMA	1,125						1,125						2,250
3.750% Due 03-15-13													
TOTAL	1,125						1,125						2,250
Federal Farm Credit Bank													
Federal Farm Credit Bank						1,162						1,162	2,325
3.875% Due 08-25-11													
Federal Farm Credit Bank		1,350						1,350					2,700
4.500% Due 10-17-12													
Federal Farm Credit Bank					1,275						1,275		2,550
4.250% Due 07-08-13													
TOTAL		1,350			1,275	1,162		1,350			1,275	1,162	7,575
GRAND TOTAL	2,587	1,350	1,087	1,722	1,275	2,362	2,587	1,350	1,087	1,722	1,275	2,362	20,770



Exhibit "A"

Aviator Pool

Improvements & Retrofit:

Date: 1-4-2010

Revised: 2-4-2010

Scope:

1. Demolition and removal of the (2) northern most lily pad decks # 1 & 2 (See exhibit dwg. B)
2. Construct one step **(36' X 4')** along the west, north and east edge (See exhibit dwg. C)
3. Reset (2) underwater light fixtures on new steps wall. (field adjusted)
4. Terminate and cap (3) lights
5. Reset (3) water returns jets, position & determine location for best efficiency. (field adjusted)
6. Replaster all the new and improved area **(400 SF)**
7. Set blue tile line on new step to match existing step style **(36 LF)**
8. Set blue tile line to match, at the depth brake area line **(28 LF)**
9. Install (2) stainless steel handrails to mach the current existing style
10. Remove and replace **(440 LF)** of poured in place coping of the pool perimeter (See exhibit C)
11. Remove and replace **(48 LF)** of poured in place coping of the lily pad #3 (See exhibit C)
12. Design & build a drain to lily pad #3 before installing the new coping replacement
13. Replace any broken blue water line tile, match the existing style
14. Surface buff the diamond bright surface of pool shallow area, reduce abrasiveness **(2,340 SF)**

Exhibit "B"

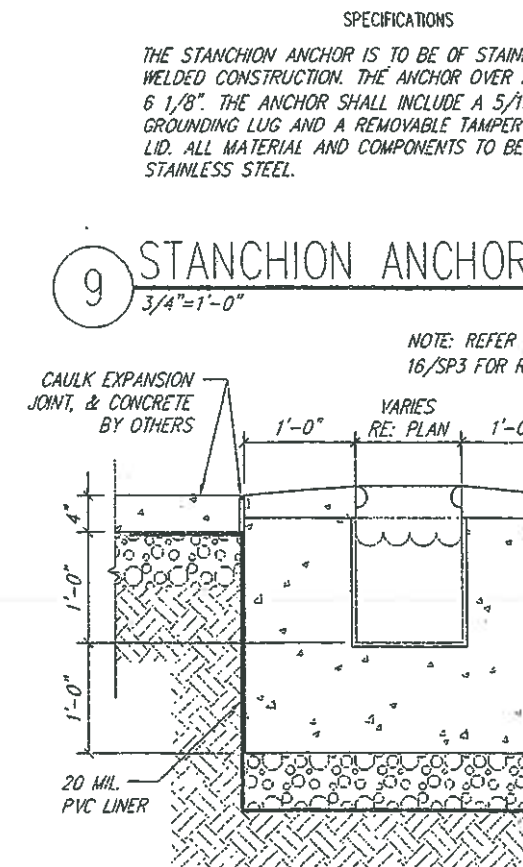
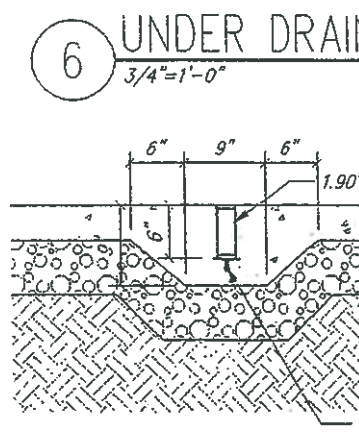
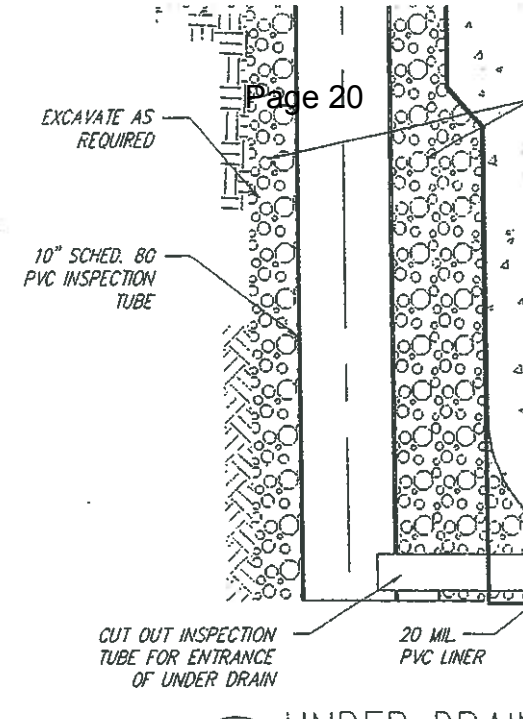
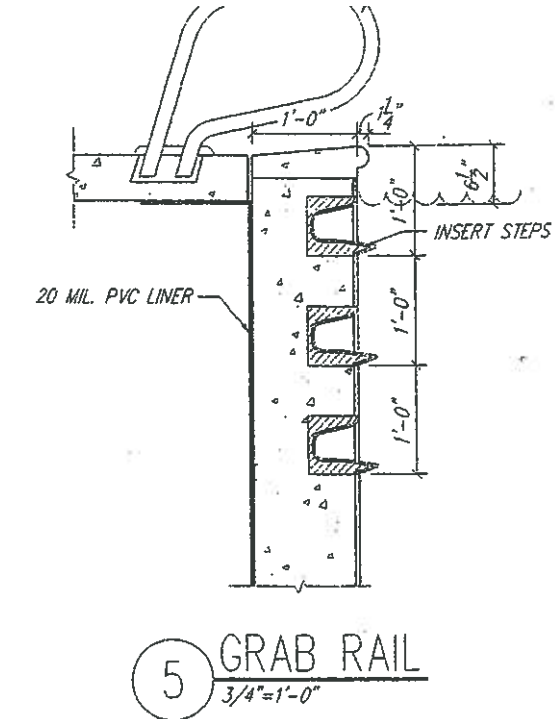
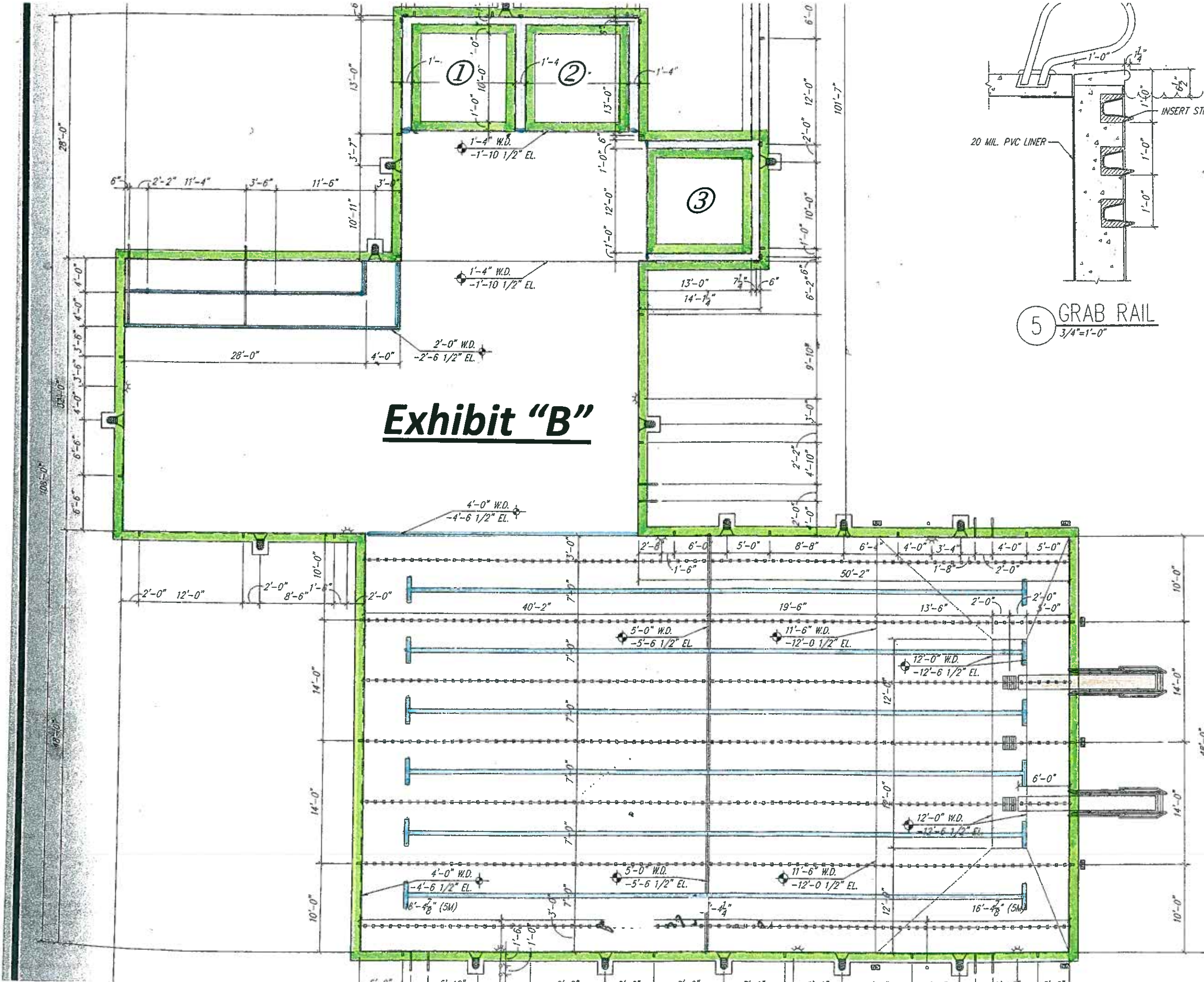


Exhibit "C"

Step

3

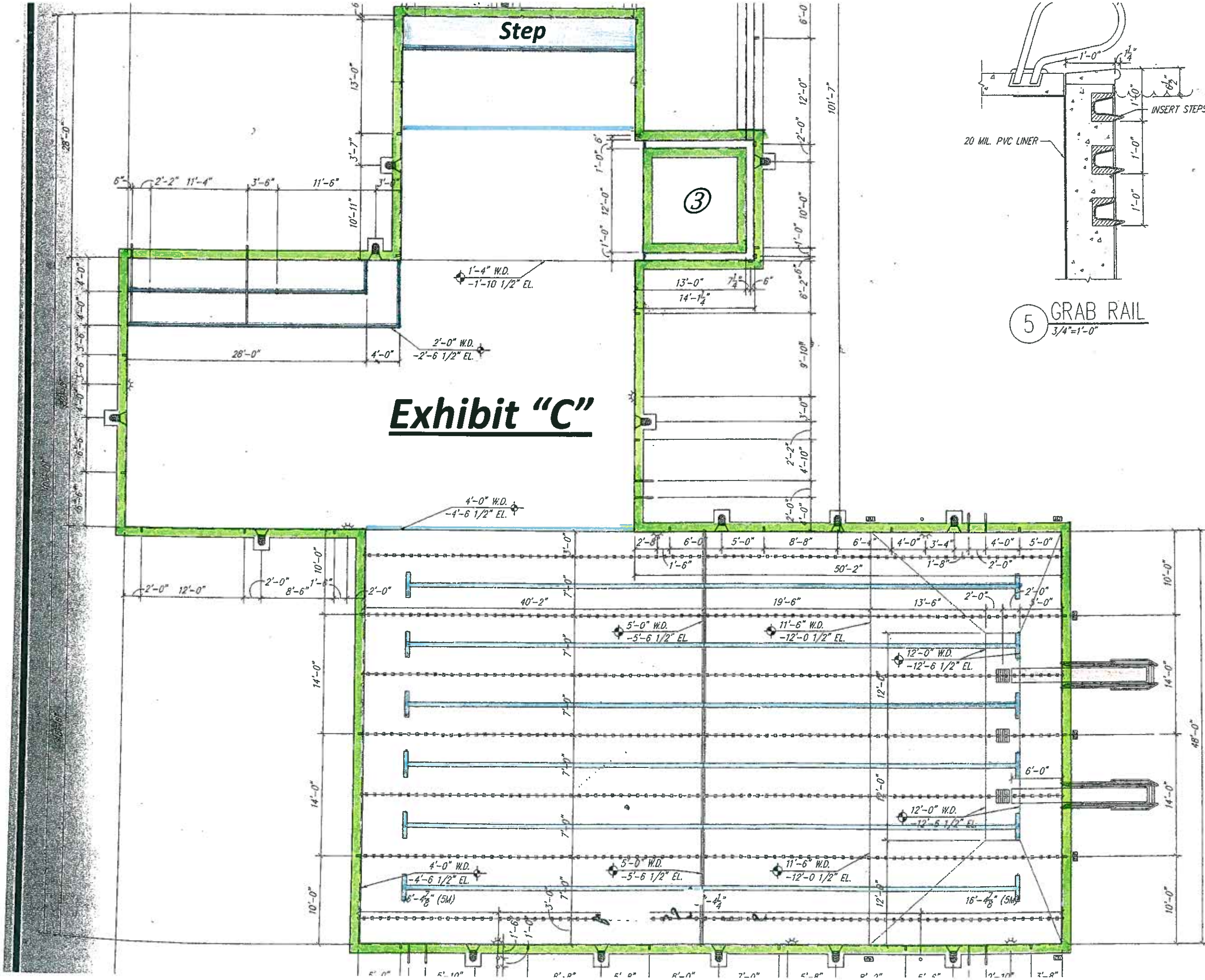
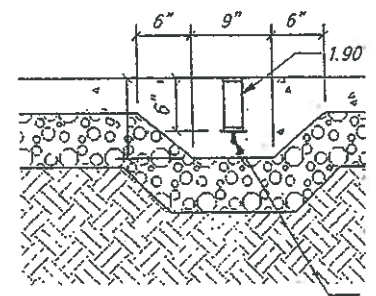
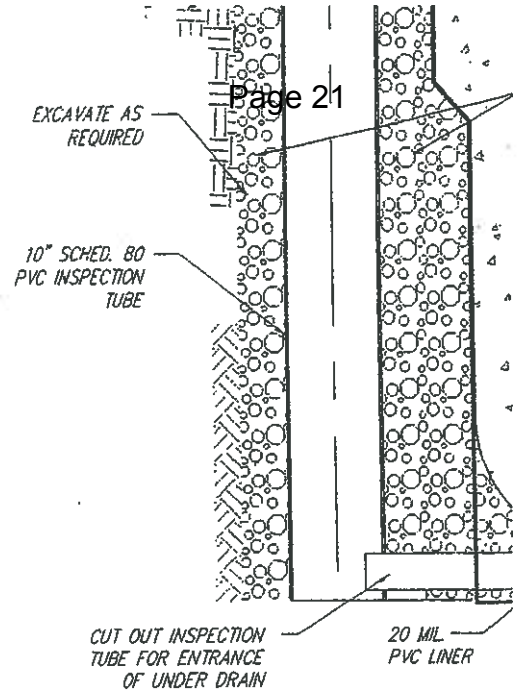
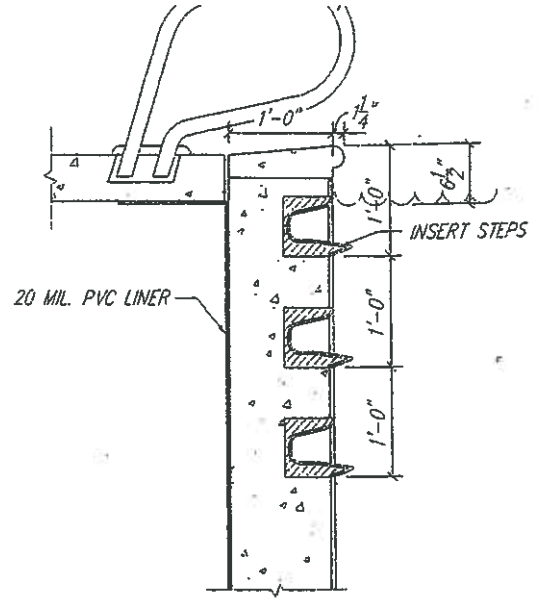
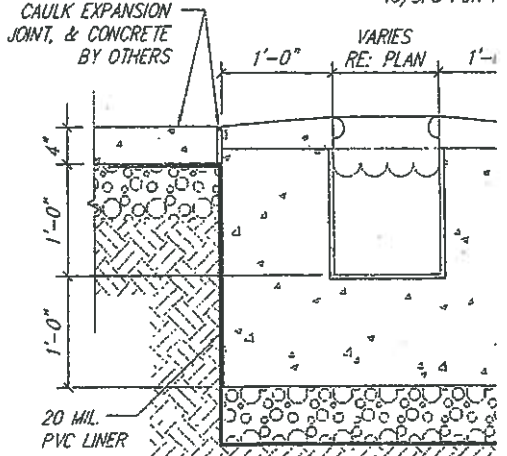
5 GRAB RAIL
3/4"=1'-0"

6 UNDER DRAIN
3/4"=1'-0"

9 STANCHION ANCHOR
3/4"=1'-0"

SPECIFICATIONS
THE STANCHION ANCHOR IS TO BE OF STAIN WELDED CONSTRUCTION. THE ANCHOR OVER 6 1/8". THE ANCHOR SHALL INCLUDE A 5/16" GROUNDING LUG AND A REMOVABLE TAMPER LID. ALL MATERIAL AND COMPONENTS TO BE STAINLESS STEEL.

NOTE: REFER 16/SP3 FOR 1





April 14, 2009

Paula Deorio
Stapleton Master Community Association
2823 Roslyn St.
Denver, CO. 80238

RE: Fountain Treatment System Proposal

Dear Paula,

This proposal is to serve as a pricing proposal for chemical treatment components for the (2) fountains in Founders Green. CEM Sales and Service propose the following for your consideration:

Chemical Automation and Feed System

- 1 each BECSYS3 Controller with flow cell and sensors for ORP and pH
- 1 each flow switch
- 1 each Pulsar I Feeder
- 1 each Stenner Model 45M2 Pump (for acid solution)
- Installation – Includes all misc. parts and installation
- Start up and operator training

Price per each system

\$3400.00

UV Treatment System

- 1 each Engineered Treatment System Model ECP-110-4 Medium Pressure Ultraviolet System

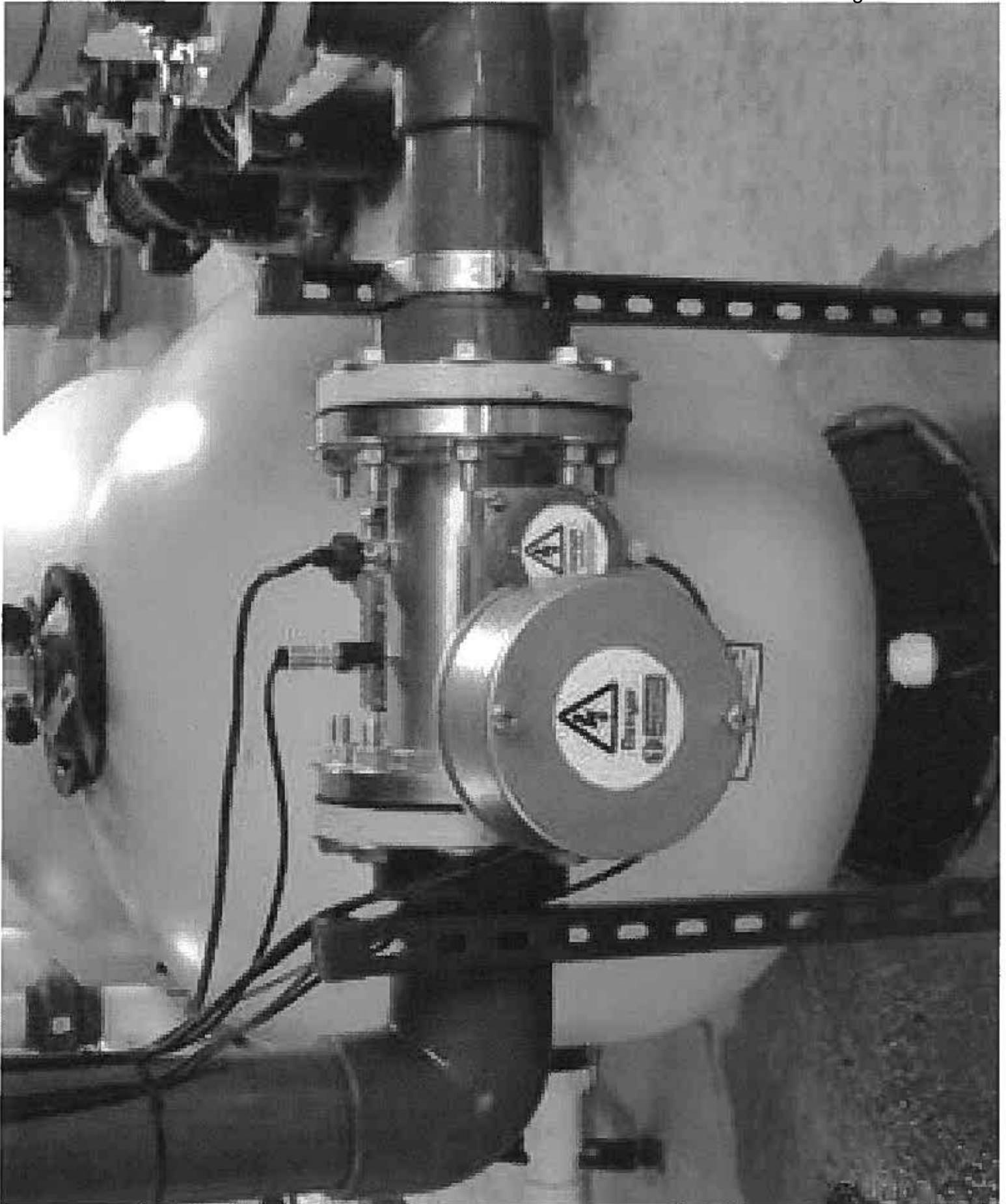
Price per each unit – includes flow switch

\$11,550.00

Installation excluding electrical

\$2,200.00

The electrical requirements are 208/220 VAC 1 Phase 20 Amp





APRIL 2010				
3 rd	Saturday	Stapleton Egg Scramble	The Green	10:00-Noon
22 nd	Thursday	"Food Inc."- Earth Day	Community Room	TBD
MAY 2010				
29 th	Saturday	Pools Open	Aviator, PJ, F15	Noon
29 th	Saturday	Sweet William Market	The Green	9am - 2pm
31 st	Monday	Memorial Day Festivities	Aviator, PJ, F15	Noon-4pm
JUNE 2010				
4 th	Friday	Movie Night-"Mama Mia"	The Green	Dusk
12 th	Saturday	Concert Series-The Hazel Miller Band	The Green	6-8pm
18 th	Friday	Movie Night-"Michael Jackson-This is it"	The Green	Dusk
20 th	Sunday	Stapleton Farmers Market - Opening Day	The Green	8:30am - 12:30pm
26 th	Saturday	Sweet William Market	The Green	9am-2pm
26 th	Saturday	Beer Festival-Deja Blu & Wendy Woo	The Green	4-9pm
27 th	Sunday	Stapleton Farmers Market	The Green	8:30am - 12:30pm
JULY 2010				
4 th	Sunday	Pancake Breakfast & Parade	Central Park	9-Noon
4 th	Sunday	Celebration at the Pools	Aviator, PJ, F15	Noon-4pm
Every	Sunday	Stapleton Farmers Market	The Green	8:30am-12:30pm
10 th	Saturday	Concert Series-Soul School	The Green	6-8pm
16 th	Friday	Movie Night-"Julie & Julia"	The Green	Dusk
18 th	Saturday	Community Garage Sale	Stapleton Community	
24 th	Saturday	Swim Team Movie @ the Pool	F15	TBD
24 th	Saturday	Concert Series-Opie Gone Bad	The Green	6-8pm
30 th	Friday	Movie Night-"The Blind Side"	The Green	Dusk
31 st	Saturday	Sweet William Market	The Green	9am-2pm
AUGUST 2010				
Every	Sunday	Stapleton Farmers Market	The Green	8:30am - 12:30pm
7 th	Saturday	Concert Series-The Nacho Men	The Green	6-8pm
13 th	Friday	Movie Night-"Cloudy w/ a chance of Meatballs"	The Green	Dusk
21 st	Saturday	Concert Series-Chris Daniels & the Kings	The Green	6-8pm
27 th	Friday	Movie Night-"Up"	The Green	Dusk
28 th	Saturday	Sweet William Market	The Green	9am-2pm



SEPTEMBER 2010				
Every	Sunday	Stapleton Farmers Market	The Green	8:30am - 12:30pm
6 th	Monday	Memorial Day Festivities	Aviator, PJ, F15	Noon-4pm
6 th	Monday	Pools Close	Aviator, PJ, F15	End of the day
11 th	Saturday	Stapleton Rocks Concert	The Green	10am-10pm
12 th	Sunday	Dog Daze @ the Pool	F15	TBD
25 th	Saturday	Sweet William Market	The Green	9am-2pm
OCTOBER 2010				
3 rd	Sunday	Stapleton Farmers Market	The Green	8:30am - 12:30pm
10 th	Sunday	Stapleton Farmers Market	The Green	8:30am - 12:30pm
17 th	Sunday	Stapleton Farmers Market-Final Day	The Green	8:30am - 12:30pm
17 th	Sunday	Pumpkin Patch	The Green	8:30am - 12:30pm
NOVEMBER 2010				
19 th	Friday	Winter Welcome	29 th Ave Town Center	6-8pm

The Odyssey School

8750 East 28th Avenue • Denver, Colorado 80238 • 303-316-3944 • Fax 303-316-4016 • www.odysseydenver.org

February 4, 2010

Executive Board
Stapleton Master Community Association
2823 Roslyn St.
Denver, CO 80238

Dear Board Members,

The Odyssey school has long been a part of the Stapleton community. As you may know, next Fall, the school will move just outside the Stapleton community to the current Philips elementary school building in Park Hill. However, the move to Philips is intended to be a temporary one because Philips is too small. The Odyssey Board and Community engaged in a strategic planning process this past year. What emerged from that process was overwhelming support to double the size of our school over time. Demand for our school far exceeds the supply of available seats (in the 2009 lottery, 300 students applied for 25 spots; over 100 of these families lived in Stapleton). We couldn't expand the size of our school to 450 students in the Westerly Creek campus nor can we do so at the Philips campus.

As such, our ultimate goal is to build a permanent facility in Stapleton. This letter is a request for \$2,000 from the Stapleton Master Community Association (MCA) to help Odyssey in these efforts to move back to Stapleton in the near future.

The Odyssey School opened its doors in 1998 as a K-8 Expeditionary Learning school. Odyssey has had two homes in Stapleton. The first home was in the pre-fab-type buildings that are currently located next to the RTD parking area. This structure was connected to the old airport terminal which served as our cafeteria, community space, and restrooms. We moved into our current location at Westerly Creek in 2003. This space was built for Odyssey to share with a neighborhood school. The intent then was that this would be Odyssey's permanent home. No one anticipated then the overcrowding issues that we would face down the road in Stapleton.

Our school's mission is closely aligned with the vision laid out in the Stapleton Green Book. These shared goals include sustainability, a connection with nature, and diversity. Odyssey uses the wonderful open spaces and parks in the community as an extension of our classrooms. We also embrace diversity with a weighted admission lottery to ensure that at least 33% of our students are eligible for Federal free or reduced price lunches.

One-third of our 225 K-8 students reside in Stapleton (and more than 40% of the students in grades K-2 live in Stapleton). Many of our families and staff members moved to Stapleton because of Odyssey.

Odyssey had a lease with DPS for the Westerly Creek facility through 2011; however, as part of our commitment to working with the district and Stapleton community to solve the facility overcrowding challenges, Odyssey agreed to move to the Philips Elementary school campus. We are going to make this move a positive one for our students and know that it is helping bridge the gap needed before the third Stapleton elementary school opens in 2011-12. However, in order to grow, Odyssey will need to build a larger facility.

The Denver Public Schools, Forest City, and others are committed to helping Odyssey secure the land and funding to build a larger facility in Stapleton. We are in the process of raising those funds now. Our most immediate need is to complete an application to the Building Excellent Schools Today (BEST) program, a state grant program for school construction and renovation, which requires us to hire a firm to draw up conceptual drawings and cost estimates for the new facility. We anticipate this firm will charge us between \$15-20,000 for this work. The Donnell-Kay Foundation has agreed to fund half the cost of this work. We are hoping that MCA, The Stapleton Foundation, and others can contribute as well.

Ultimately, in order to build this new facility we estimate that Odyssey will need to raise approximately \$10 million. BEST funds, if awarded, could fund up to 75% of the new facility and help get the building completed in just a few short years. The BEST application deadline is in early April so we have a compressed time schedule for securing the funds, hiring the design firm, and writing the application. However, we are up for the challenge and excited about the opportunity. We feel Odyssey is a great part of the Stapleton community. It is one of its oldest entities and exemplifies the principles laid out in the Green Book. The new site will allow the school to grow, bringing more opportunities for Stapleton students to attend. We hope to be back in Stapleton in the next few years and with the MCA's support we have a great opportunity of securing the needed funding through this grant. Thank you for your consideration.



Amy Anderson, Board Chair



Marcia Fulton, Executive Director