



CENTRAL PARK

Annual Members Meeting
December 14, 2022

TONIGHTS Agenda

- ✓ President's Comments
- ✓ History, Purpose & Mission
- ✓ Governance & Structure
- ✓ Candidate Introductions
- ✓ Delegate Election
- ✓ 2023 Assessment Schedule & Budget
- ✓ Member Questions



PRESIDENT'S COMMENTS

SHALISE HUDLEY

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MCA HISTORY & PURPOSE

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WHAT WE DO

The MCA is a 501(c) 4 non-profit community organization whose mission it is to create and sustain a “**Sense of Community**” within **Central Park** through investing in community assets, operating community **Parks & Pools** and providing comprehensive community **Programming**

Parks / Pools / Programs

OUR HISTORY

- Created in 2001 as the primary POA for the operation and maintenance of the Community
- Is regulated through the State of Colorado (CCIOA Statutes)
- Became self managed organization in 2006
- Became a 501(c)4 Non-profit organization in 2008
- Continues to be the fastest growing community in Colorado and the largest in city of Denver
- Developer Control Period ended Dec 2021

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- Our boundary is the 4500 acre historic airport site.
- We provide for the operation, maintenance, improvement and replacement of all assets owned by PCMD
- We produce a full range of diverse community programming
- We are responsible to enforce community covenants, policies and rules

METROPOLITAN DISTRICTS 101

- **PARK CREEK METRO DISTRICT**
 - BOARD SEATS CITY, BROOKFIELD + 2 RESIDENTS
 - SECURES BONDING FOR DEVELOPMENT
 - BUILDS THE INFRASTRUCTURE
 - TURNS OVER ASSETS TO OPERATING ENTITY
- **WESTERLY CREEK METRO DISTRICT**
 - BOARD IS ELECTED FROM PROPERTY OWNERS
 - IS THE TAXING ENTITY TO REPAY BONDING REQUIREMENTS

PARKS, PARKWAYS & open space

Trees ● Trails ● Structures ● Alleys ● Amenities

- Maintains 85 Parks & Parkways (250+ acres)
- Maintains Alleys, Medians & Bridges
- Provides snow removal on public spaces*
- Maintains pedestrian lighting & park structures
- Provides trash removal, recycling & dog stations
- Manages mosquito control program
- Manages storm water facilities
- Makes continuous park improvements

POOLS & AQUATICS

Safety ● Operating hours ● Lessons ● Programs ● Concessions ● Rentals

- Operates 7 outdoor pools
- Hires & trains 150 seasonal staff
- Provides learn to swim programs
- Provides competitive and recreational swim programs
- Rents facilities for “after hour” events and parties.
- Makes continuous pool facility improvements

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community programming

Comprehensive • Diverse • Cultural • Unique • Organic

- Founders Green, Conservatory Green, & the CUBE
- Music, Movies & Markets
- Live Theater & Opera
- Art Festivals & Shows
- Seasonal Festivals
- Lifestyle and Community Education Events

MCA Administrative Office

8351 Northfield Blvd

MCA CUBE & Front Desk

8371 Northfield Blvd

Phone: 303-388-0724

Email: info@MCA80238.com

STAY CONNECTED AND UP TO DATE WITH MCA

www.MCA80238.com

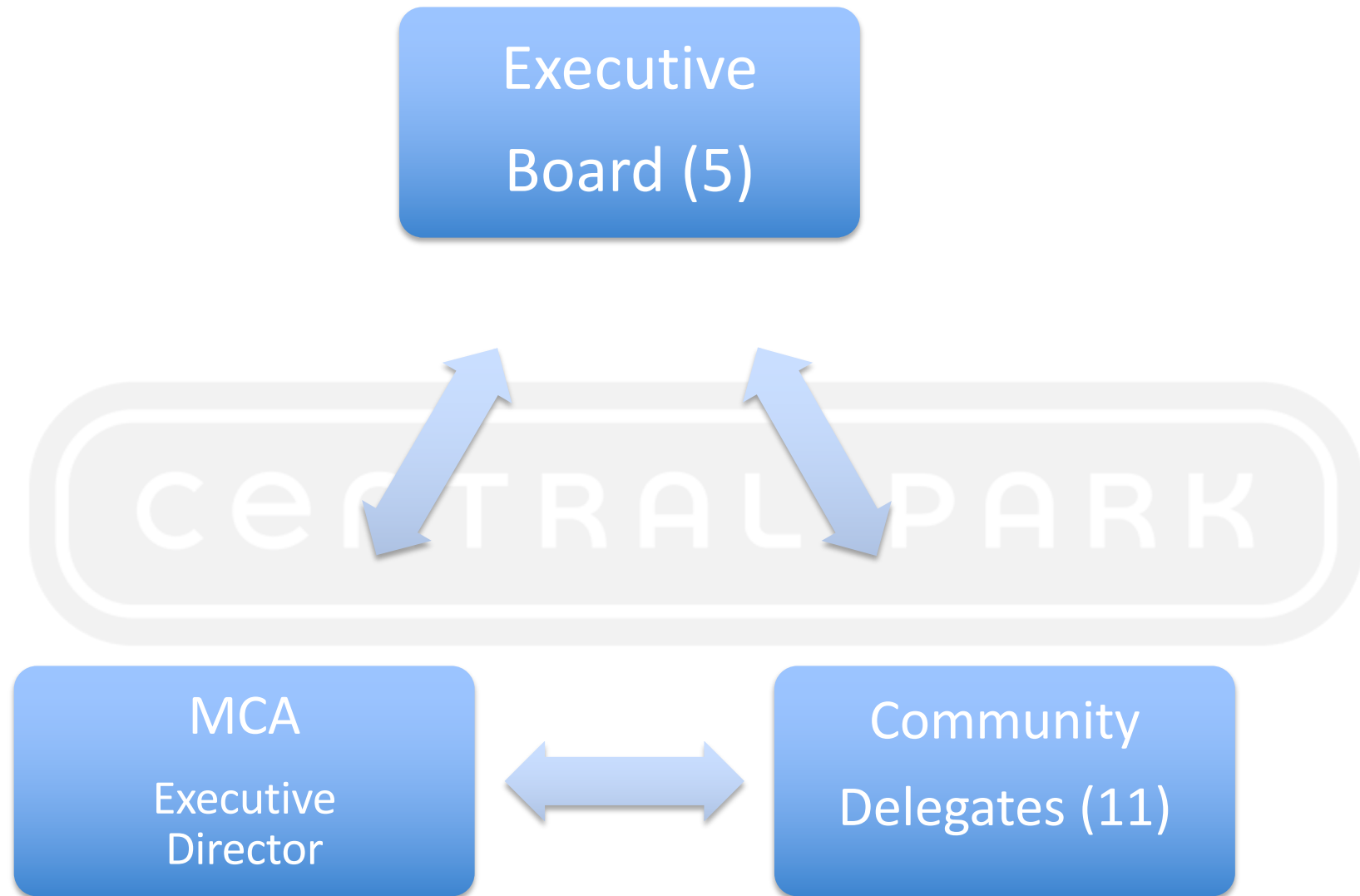


GOVERNANCE, COVENANTS & RULES

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mca governing STRUCTURE



mca executive BOARD

Position	Member	Represents	Term
President	Shalise Hudley	Owners	2021-2023
Sec/Treas	Dana Elkind	Owners	2022-2024
At Large Director	Amanda Dorotik	Owners	2021 - 2023
At-large Director	Liz Cohen	Owners	2023-2025
At-large Director	Brooke Lee	Owners	2022-2024
Executive Director	Keven Burnett	MCA Ex-Officio	2006 - Present

Community Covenants

- Section 7.5: Maintenance obligation of Landscaping
- Section 7.6: Maintenance obligation of Structures
- Section 9: Obligation for Design Review

MCA Provides Rules & Policies for

- Community Parks
- Community Pools
- Community Alleys

The MCA **DOES NOT** Enforce

- Restrictive rules on private property
- Neighbor vs. Neighbor issues.
- Speed limits & Parking on Denver streets
- Animal Control issues
- Anything related to a DPR park or facility
- Best Resource to solve is Denver 311



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DISTRICT DELEGATE ELECTION

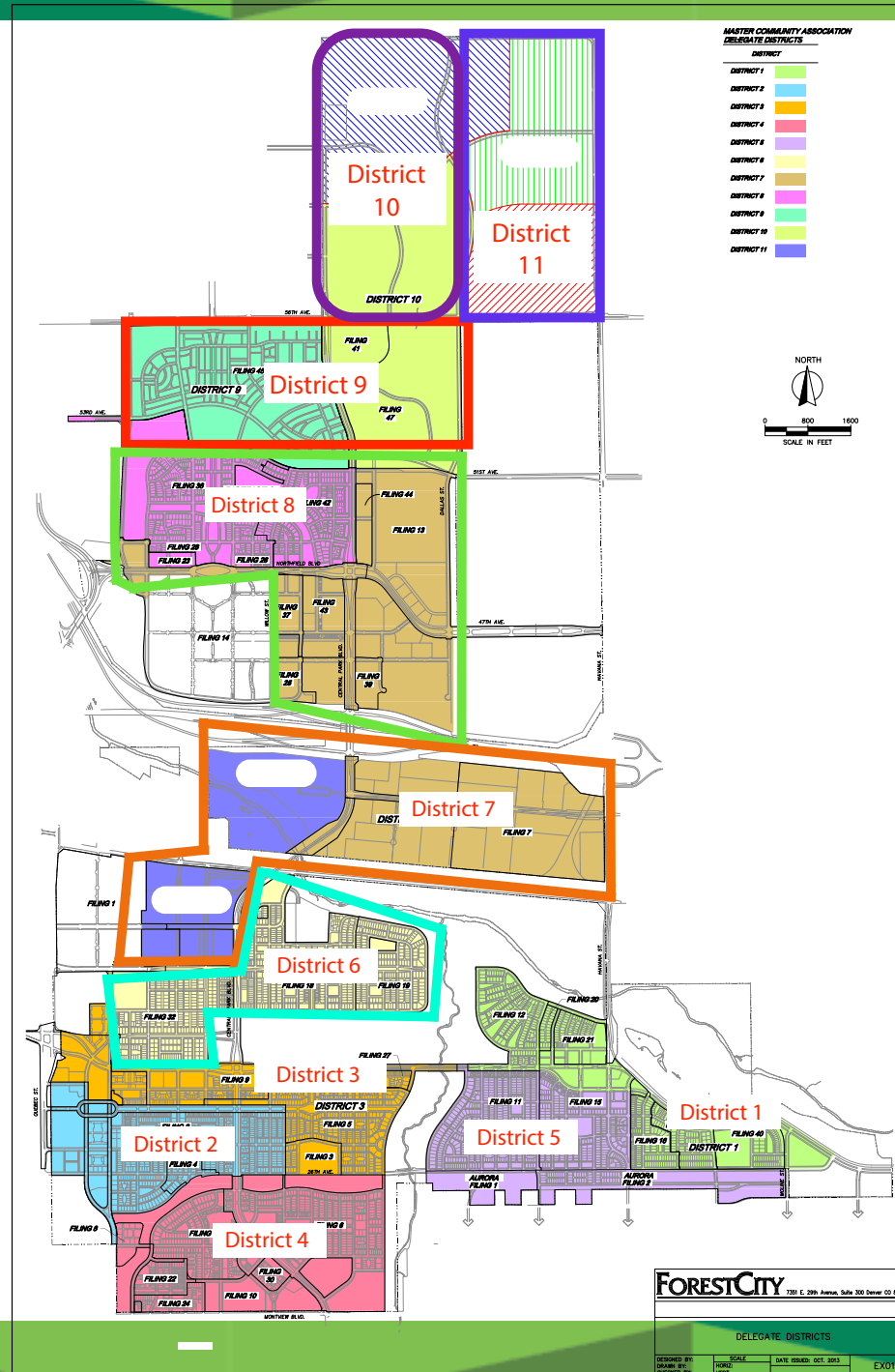
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WHAT IS A DeLEGATE

- elected annually
- represents approx. 800 – 1200 households
- serves as primary advisory committee to MCA board & staff
- meets monthly with MCA staff
- meets quarterly with the MCA executive board
- ratifies the annual budget and assessment schedule
- elects all open executive board seats
- serves on design review and compliance committees

DISTRICT DELEGATES



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2023 DeLEGate nominations

District	Neighborhood	Candidate	Candidate	Candidate
1	Bluff Lake	Krista Brown		
2	29 th Avenue	Heather Vasquez		
3	Westerly Creek	Candi Loeb		
4	The South End	Elizabeth Cohn		
5	Eastbridge	Andrew Bartlett		
6	Central Park N & W	Rebekah Henderson		
7	Centerfield	OPEN		
8	Conservatory Green	Sarah Stabio		
9	Willow Park	Susanna Kantor		
10	Beeler Park	Joseph Landen	Lyle Nasser	Lyndsey Soto
11	The North End	Josh Dembicki	Katie Glesne	

W/O quorum election results will be finalized @ January's Delegate Meeting



DELEGATE ELECTION

**ALL BALLOTS MUST BE RETURNED TO THE
MCA**

BY 4:00 P.M. DECEMBER 16TH

**10% QUORUM REQUIRED IN EACH
DISTRICT**



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MCA 2023 BUDGET

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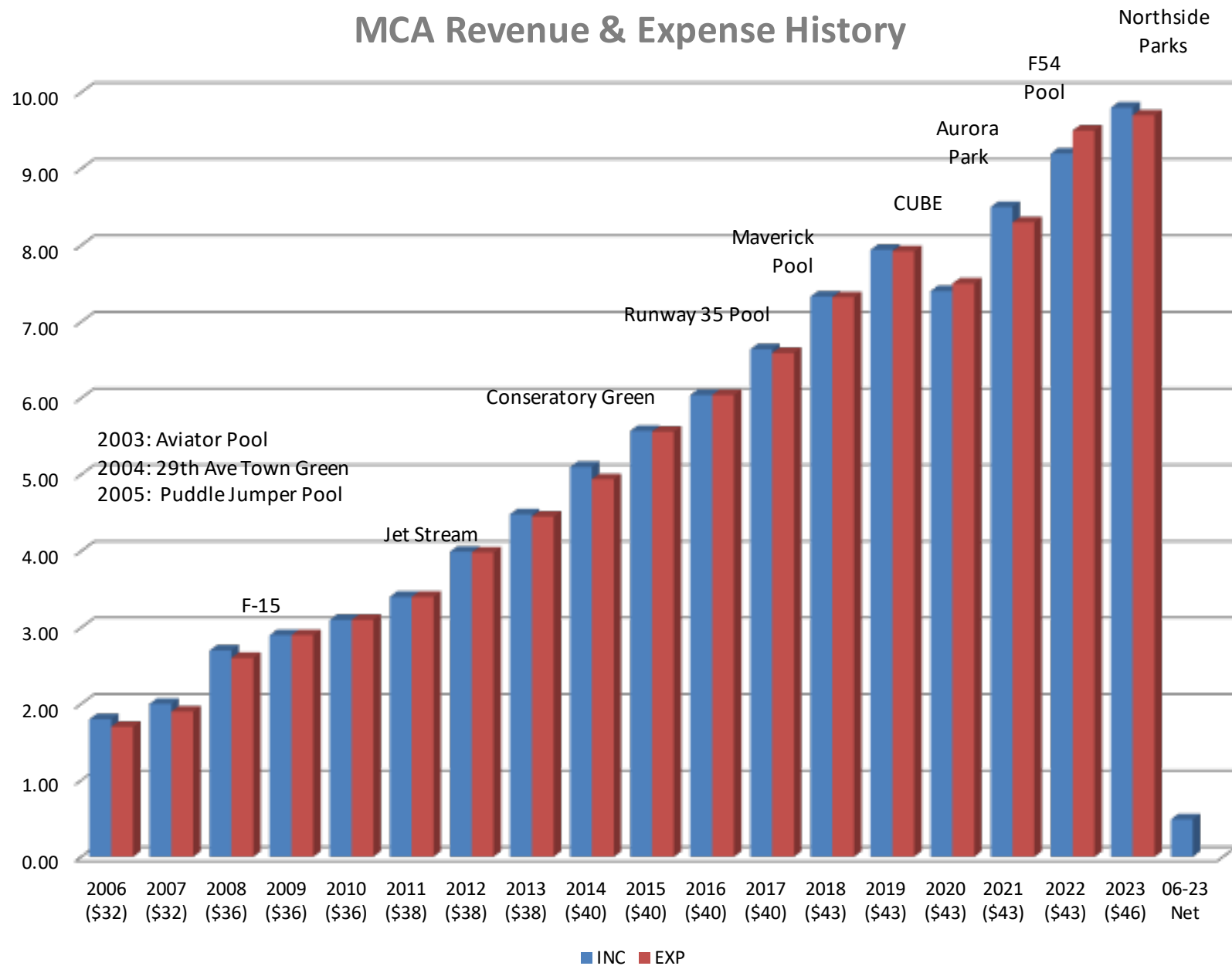
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2023 BUDGET ASSUMPTIONS

- Estimated Community Population.....35,000
- Number of Residential Properties.....10,228
- Number of Apartments.....2,732
- Total Commercial Units.....1,936
- Park & Parkway Acres Managed.....80
- Total Alley Miles Maintained.....495
- Pool & Aquatic Facilities.....7
- Unique Pool Users/Visits.....16,500/150,000
- Outdoor Amphitheaters 2
- Indoor Meeting & Event space.....6,000 S.F.
- Event Attendees.....85-100K
- Leased Office space.....4,000 S.F.
- FT/PT Employees.....15
- Summer Employees.....150

Revenue HISTORY & FORECAST

MCA Revenue & Expense History



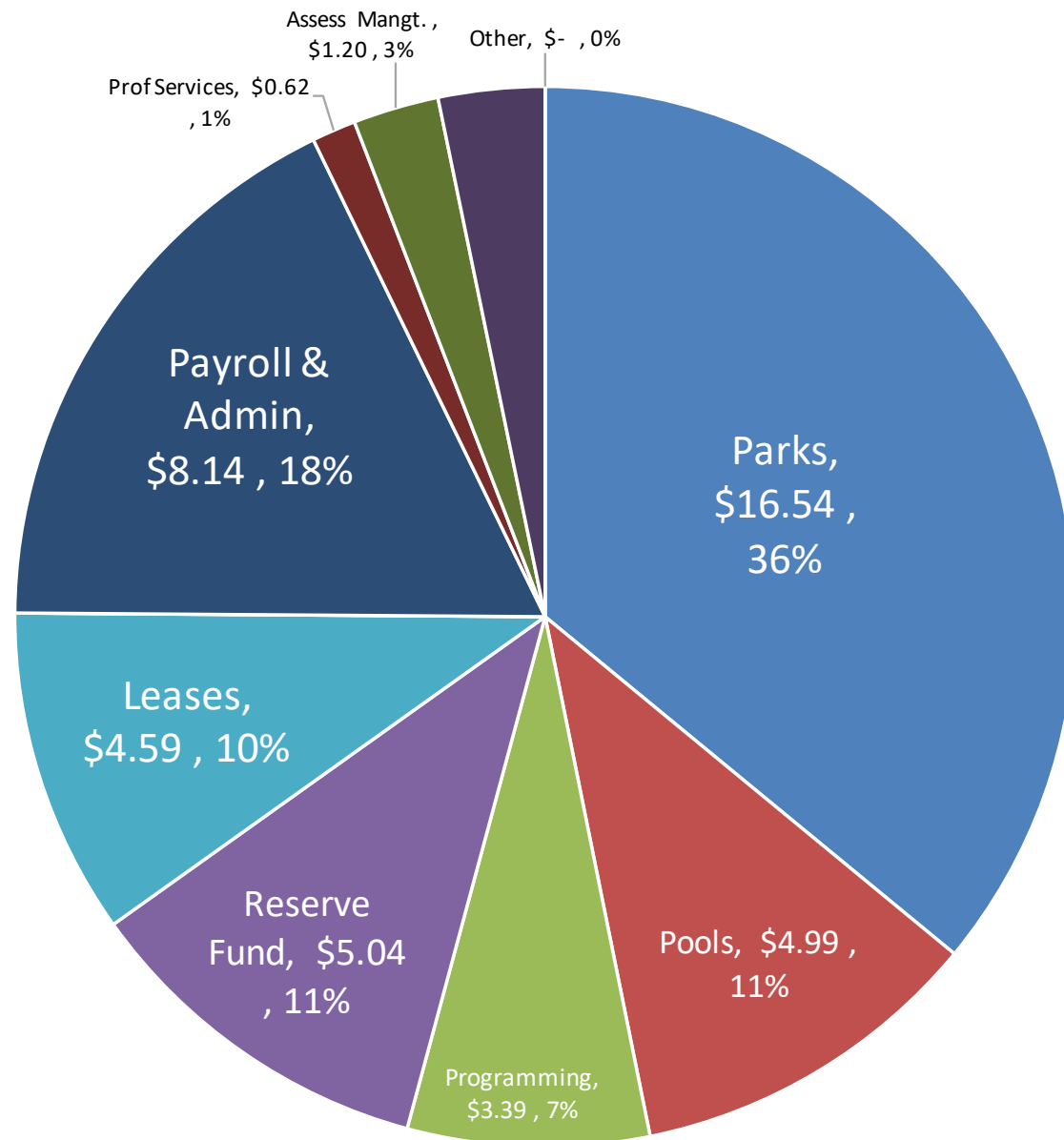
PROPOSED BUDGET BY THE NUMBERS

	2022 Estimated	2023 Budgeted	\$+/-	%
Estimated Revenue	\$9.075M	\$9.8M	\$730K	+7.4%
Estimated Expenditures	\$9.225M	\$9.7M	\$546K	+5.6%
% Future Reserves & Cap Improve	7.6%	7.6%		

2023 ASSESSMENT SCHEDULE

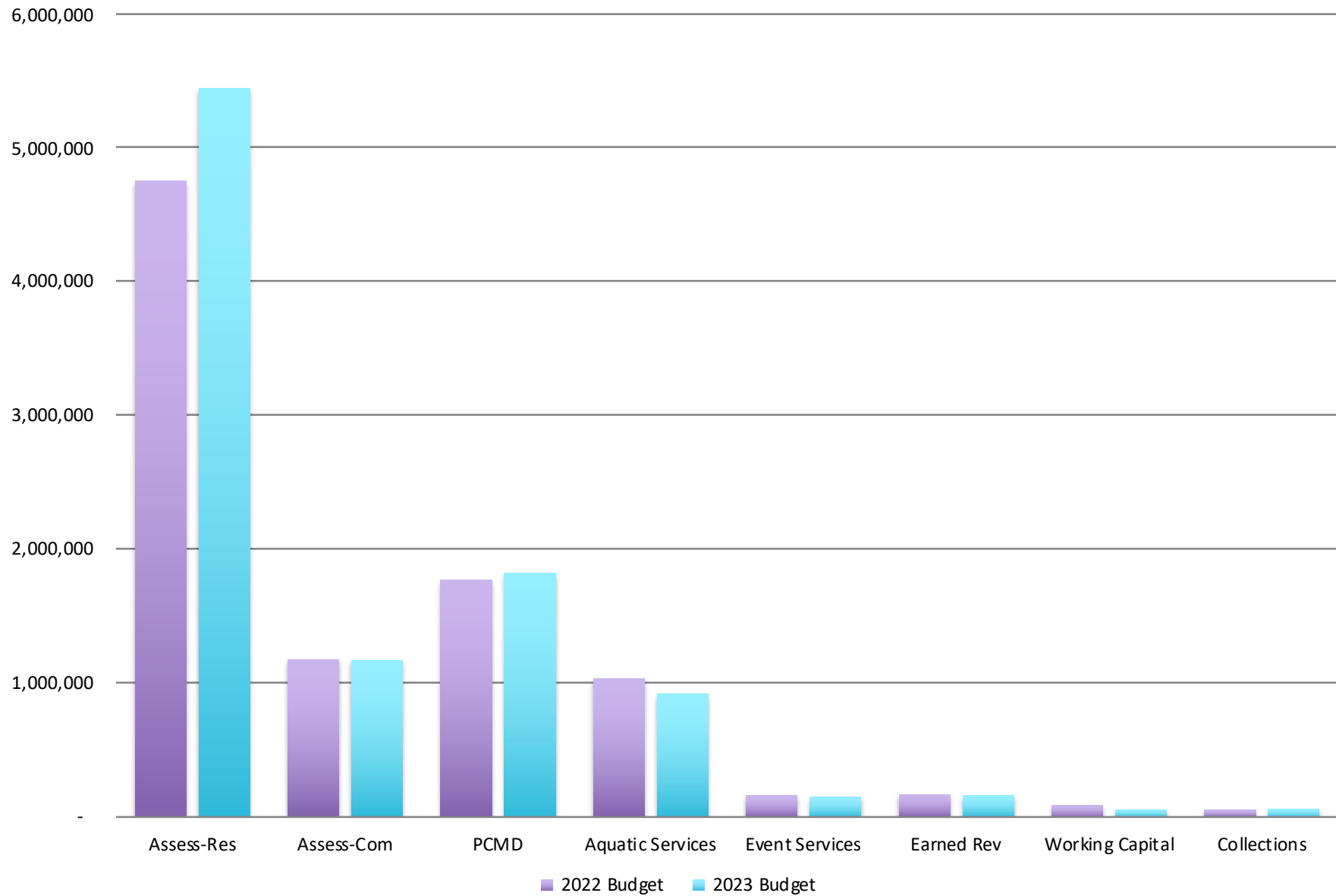
Unit Type	Description	Assessment	Change
For Sale Regular Residential	Individually Owned dwelling units sold at market rate prices	\$46.00/month	+\$3
For Sale Affordable Residential	Individually owned dwelling units subject to restrictions under the Workforce Housing Program	\$25/month	No Change
For Rent Residential Market Rate	Apartments / Multi family rental units	\$27/month	+\$1
For Rent Residential Affordable	Apartments / Multi family rental units subject to restrictions under the Workforce Housing Program	\$12/month	No Change
Filing 2 & 36 Commercial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$15/month	+\$1
Filing 7 & 13 Industrial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$4.85/ month	No Change
Filing 10 Mixed Use	Units used for commercial, retail, office, industrial, or public or private recreational use	\$10 + \$15 /parcel	+\$0.75
All other Commercial	Units used for commercial, retail, office, industrial, or public or private recreational use	\$10/month	+\$0.75

ASSESSMENT PERCENTAGE \$46

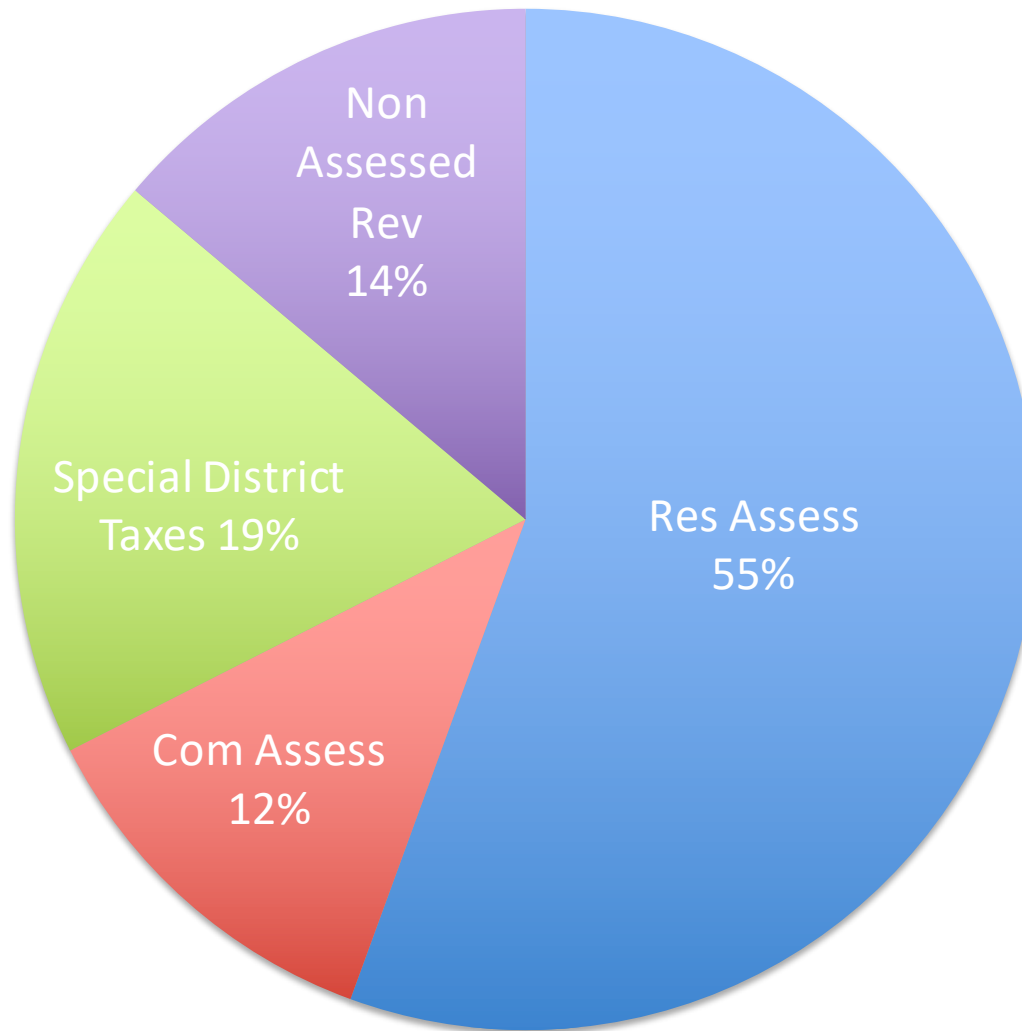


REVENUE BUDGETS

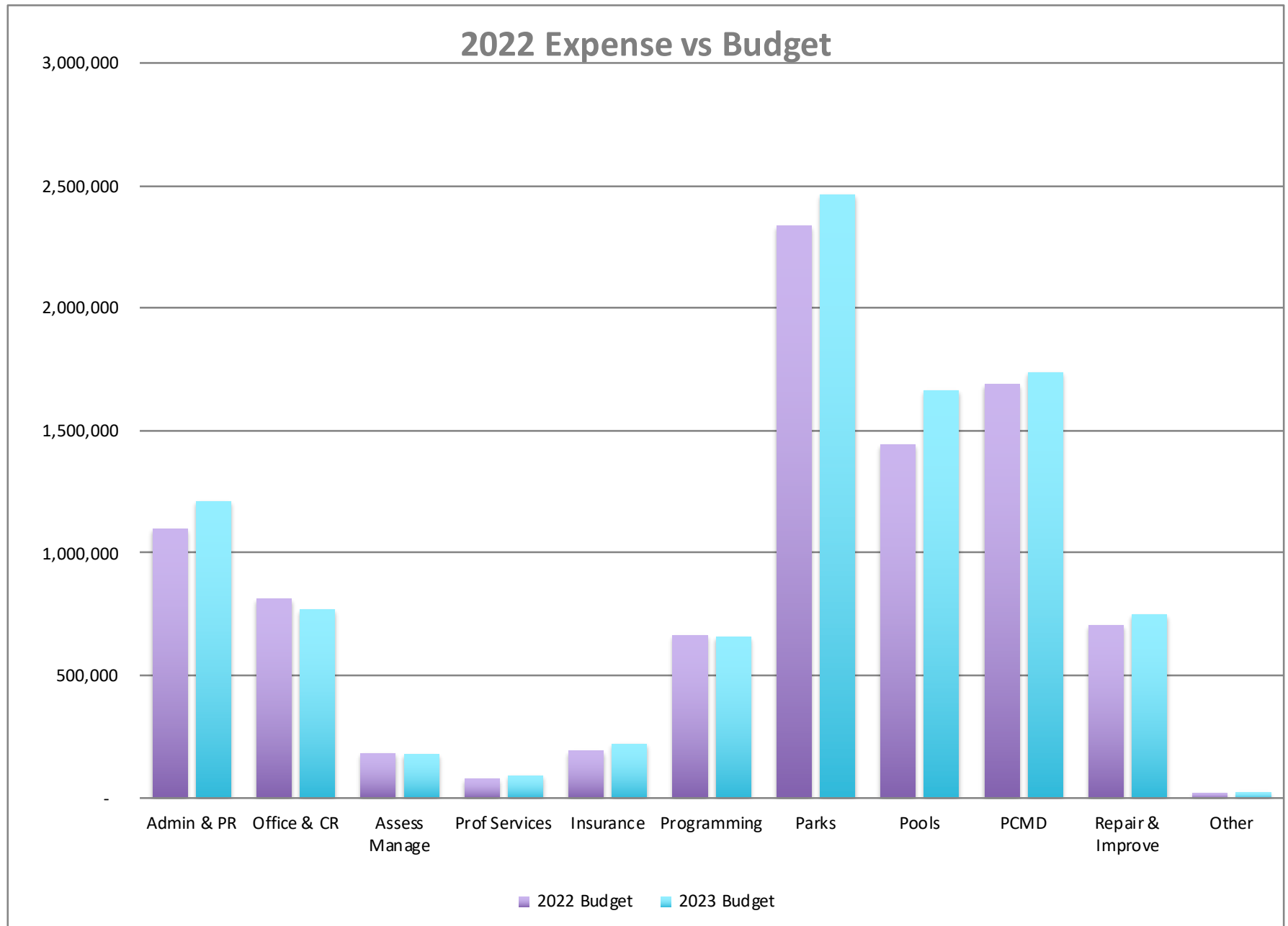
2022 Revenue vs Budget



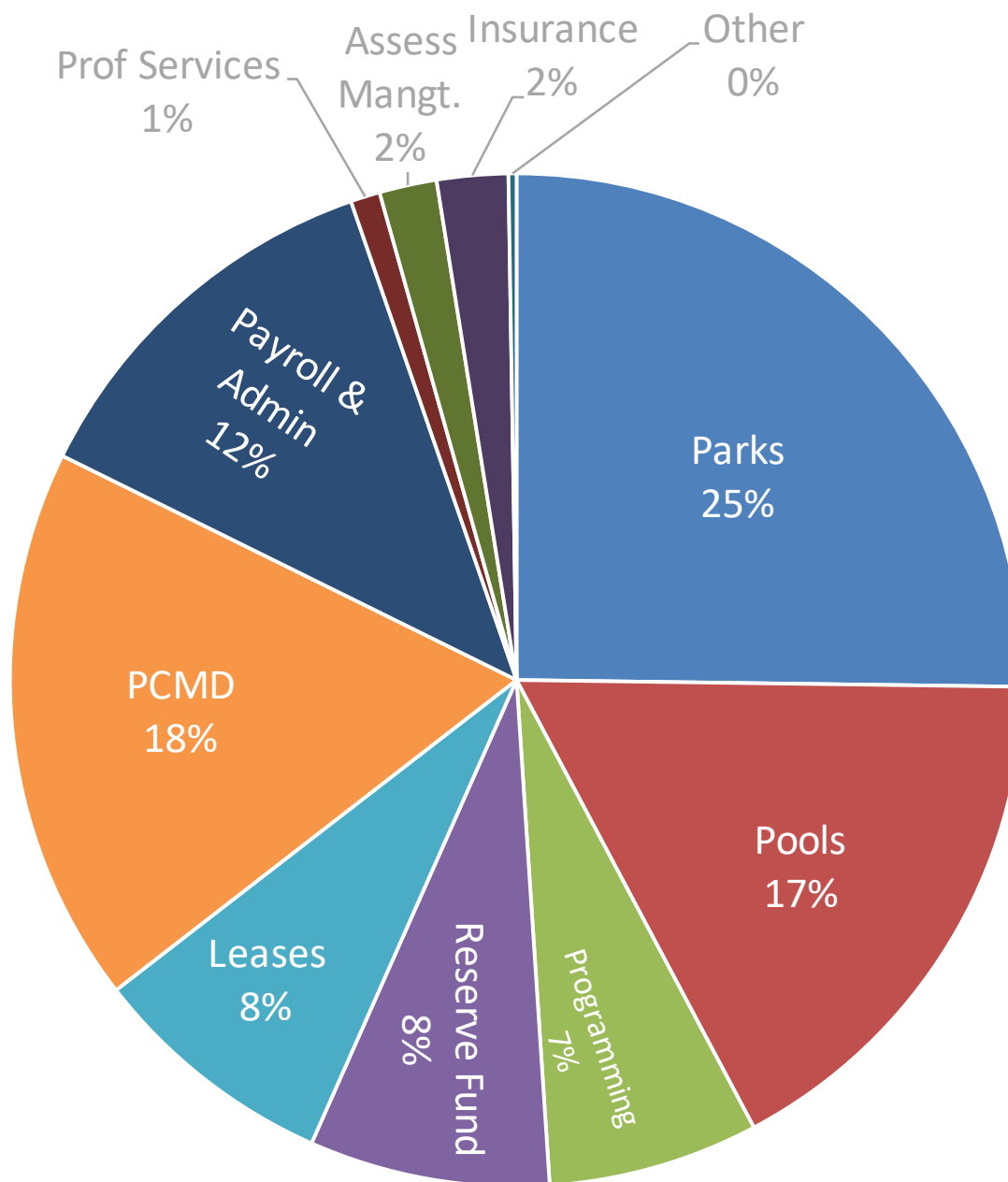
2023 CORE REVENUE



EXPENSES BUDGETS



2023 core spending



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**THANK YOU ALL FOR
YOUR ATTENDANCE
TONIGHT**

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