

Q2 Executive Board Meeting

Wednesday, [May 18, 2022](#) | 12:00 – 1:30 pm.

MCA - Zoom Webinar

8351 E Northfield Blvd. | Denver, CO 80238

ATTENDANCE

Executive Board

Shalise Hudley-Harris – President (District 10)

Dana Elkind – Secretary/Treasurer (District 3)

Hope Miller – Director (District 9)

Amanda Dorotik – Director

Brooke Lee – Director

Community Delegates

Krista Brown (District 1)

Heather Vasquez (District 2)

Elizabeth Cohen (District 4)

Andrew Bartlett (District 5)

Rebekah Henderson (District 6)

Sarah Stabio (District 8)

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

Shalise Hudley-Harris (President) called the meeting to order

II. APPROVAL OF MINUTES

[February 16, 2022](#) meeting minutes were attached.

○ M/S/C (Elkind/Miller) Motion passes.

Motion to approve: Minutes as presented.

III. FINANCIAL REPORT

The Executive Director presented [January-March 2022 Statement](#)

Statement of Activity January through March 2022

• Income (4000 series)	\$1,991,112	vs.	Budget \$2,028,372	-\$37,260
• Expense (5000 series)	\$1,703,105	vs.	Budget \$1,699,406	\$3,698
• Net Ordinary Income	\$288,007	vs.	Budget \$328,966	-\$40,958
• Reserve/Improvement	\$180,021	vs.	Budget \$177,000	\$3,021

Balance Sheet (as of March 31, 2022)

• Current Assets	\$ 2,891,950.87	vs.	\$ 2,794,087.60	\$ 97,863.27
○ Operating Funds	\$ 380,099.30	vs.	\$ 483,945.86	-\$103,846.56
○ Reserve Funds	\$ 861,911.30	vs.	\$824,036.63	\$ 37,874.67
○ Community Fee Fund	\$ 307,904.46	vs.	\$ 325,199.41	-\$17,294.95
• Accounts Receivable	\$ 753,879.75	vs.	\$ 800,980.78	-\$ 47,101.03
• Accounts Payable	\$ 324,023.25	vs.	\$ 417,767.95	-\$93,744.70
• Total Assets	\$ 4,902,195.68	vs.	\$ 4,592,135.19	+6.8%
• Total Liabilities	\$ 570,561.54	vs.	\$ 771,033.13	-26.0%
• Total Equity	\$ 4,331,634.14	vs.	\$ 3,821,102.06	+13.4%
• Total L&E	\$ 4,902,195.68	vs.	\$ 4,592,135.19	+6.8%

Summary of Discussion

- We started the first quarter in good shape for both income and expenses.
- Currently sitting at 98% of our budgeted income.
- Commercial assessments tend to be higher than residential assessments.
- We have credit due back to us from our new landlords. We were being charged for janitorial services that we do not utilize.
- Professional services sitting at 155% due to the reserve study that was approved after our 2022 budget was produced.
- Increases in the declarant receivable, which are billed quarterly as well as the builder receivable which is also billed quarterly. There is a delay from when we bill those and when we start to receive payments.

○ M/S/C ~ (Elkind/Miller) - Motion passes.

Motion to approve: Financial statement (January-March 2022)

IV. COMMUNITY UPDATE

Denver Police Department District 5 Update

Presented by Danae Ferencz, District 5 CRO, danae.ferencz@denvergov.org

- Commanders Meeting tomorrow (05/19) at Central Park Rec Center at 6:00 PM.
 - Officers will go over all the crime updates, statistics and current trends in the district.
 - This will be a virtual hybrid meeting if anyone wants to participate but is unable to attend in person.
- Fishing with Cops on June 4th at Rocky Mountain Arsenal Lake
 - We provide all the fishing poles and equipment.
 - Lots of fun for families and kids.
- District 5 Safety Expo at Northfield Mall June 11th from 10:00 AM-2:00 PM.
- Some of the bigger crimes in the Central Park neighborhood continue to be auto crimes, including theft in motor vehicles or theft of motor vehicles. This period those trends have actually decreases as we've made some significant arrests. Hoping the decreased trend stays as we saw those spike in March and early April.
 - Some hot spots for vehicle crimes and auto-thefts in Central Park include areas around the hotels, in the shopping centers (Quebec Square/Northfield Mall), near residents surrounding Runway Park, and near the RTD stations.

Brookfield Properties Developer Report

- Two large commercial projects at [Runway 35 North](#) and [Runway 35 South](#), both projects are going in by the same developer, [Evergreen Devco Inc.](#)
 - Runway 35 North | Regional retail shopping center fronting Interstate 70 and shadow-anchored by the Northfield Mall | Closing and construction commencement in February 2021 with pad deliveries late summer 2021. Limited pad availability remaining.
 - Runway 35 South | Regional retail shopping center fronting I-70 shadow-anchored by the Northfield Mall and the Enterprise Business Park | Construction commencing February 2021 with pad deliveries summer 2021. Limited pad availability remaining.
- Two large apartment complexes going approximately the size and scale of The Mint near 29th Avenue Town Center.
- Transit oriented development by the train station which will include a mix of apartments, retail office, and ground floor commercial space.

Foundation for Sustainable Urban Communities (FSUC) Report

Presented by Tammy Holloway, FSUC CEO

- BeWell Heath & Wellness Initiative had their annual health and wellness awards dinner at the end of April.
 - This year's event was held at the Stanely Marketplace.
 - Great opportunity to honor both adults and kids in the health and wellness arena.
- In the process of distributing spring grants to various schools in and around the Central Park neighborhood.
 - Focusing on programs that expand on current mental health resources available in schools.

Attorney's Update:

- The board engaged with legal council on a variety of topics related to the display of flags, signs and banners on private property, first amendment issues were cited, and counsel advised that any action the Association takes has to be universal and applied to all units and owners.
- Counsel provided the board an update on new legislation enacted in the 2022 Legislative Session. This includes bills related to access and use of the common area, regulation of the public right of way, towing of vehicles on private property, and requirements of the Association to conduct a reserve study.
- In further discussion particularly regarding the reserve study requirements, counsel indicated the Association would have to conduct reserve studies with a higher degree of frequency, the Association would have to adopt a new policy regarding collection of past due assessment and the annual budget cannot rely on past due assessment late fees to fund Association activities.

V. GOVERNANCE

Adoption of Compliance and Enforcement Policy and Procedure Manual

Jack Seward, Community Services Coordinator

- The board was provided a copy of the draft manual at the January meeting, a period of public comment ended on May 16.
- One public comment was received and provided to board members.
- A summary of the policy was provided in the meeting packet.
- Discussion on the adoption of the policy occurred, after conversation the board determined that adoption was appropriate but amendment may be required in the future.

○ **M/S/C ~ (UNANIMOUS) - Motion passes.**

Motion to approve: Resolution adopting the Compliance and Enforcement Policy and Procedure Manual as policy of the Association.

VI. MANAGEMENT REPORT

Pools and Aquatics

- Trouble with pool hoppers vandalizing pools after hours.
- If you see something, say something. Call 911 when you see people inside the facilities after hours.

Programs and Events

- Official naming of MCA's newest pool (Filing 54):
 - Winning name is Splash Landing.

Parks and Facilities

- Operation of outdoor water features may be delayed due to supply chain disruptions as we await various parts that need replacement.

VII. UPCOMING MEETING SCHEDULE

- August 17, 2022 | Q3 Executive Board Meeting | 12:00 pm | Hybrid
- November 16, 2022 | Q4 Executive Board Meeting | 12:00 pm | Hybrid
- December 14, 2022 | Annual Members' Meeting & Delegate Election | 6:30 pm | TBD