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CENTRAL PARK

Board of Directors

Meeting Minutes

2023 Q2 Regular Meeting

May 17, 2023

Attendance

Board of Directors

Shalise Hudley-Harris, President – Absent and excused.

Dana Elkind, Secretary/Treasurer – Present in person.

Elisabeth (Lis) Cohen – Present in person.

Amanda Dorotik – Present in person.

Brooke Lee – Present in person.

Community Delegates

District 1: Krista Brown – Present by Zoom.

District 2: Heather Vasquez – Absent

District 3: Candi Loeb – Absent

District 4: Elisabeth (Lis) Cohen – Present in person.

District 5: Andrew Bartlett – Present in person.

District 6: Rebekah Henderson – Present by Zoom.

District 7: Vacant

District 8: Sarah Stabio – Present in person.

District 9: Susanna Kantor – Excused absence.

District 10: Joseph Landen – Present by Zoom.

District 11: Josh Dembicki – Present by Zoom.

Staff

Keven Burnett, Executive Director

Diane Deeter, Community Director

Jenifer Graham, Business Director

Paula Deorio, Aquatics Director

Jack Seward, Community Services Coordinator

David Firmin, Shareholder in Charge of Finance, Altitude Community Law

Record of Proceedings

- I. Call to Order

At 12:05 PM, Dana Elkind, (Secretary/ Treasurer) called the 2023 2nd Quarter meeting of the Board of Directors of the Master Community Association (Association) to order. There were no amendments to the agenda.

II. Public Comment

There was no public comment.

III. Approval of the Minutes

Keven Burnett (Executive Director) presented the minutes of the 2023 1st Quarter Meeting of the Associations Board of Directors held on February 15, 2023 (Q1 Meeting). Mr. Elkind made a motion to approve the minutes. Brooke Lee seconded the motion. There was no discussion. The motion carried with 4 votes in favor and 0 votes against.

IV. Financial Report

Mr. Burnett presented the Associations Statement of Activities from January 1 – March 30, 2023; and Associations Consolidated Balance Sheet from January 1 – March 30, 2023.

Mr. Elkind made a motion to approve the minutes. Brooke Lee seconded the motion. There was no discussion. The motion carried with 4 votes in favor and 0 votes against.

V. Developers Report

Brian Fennelly, Development Consultant for Brookfield Properties presented on the ongoing Central Park development. He spoke about the regional PP Park currently being constructed in the North End neighborhood, the construction of the three-acre park in the centerfield neighborhood and the completion of park construction in Filling 57.

Elisabeth (Lis) Cohen asked Mr. Fennelly about drought tolerant plantings in the parks underdevelopment. Mr. Fennelly advised that the City has to approve all plans for parks, the City approves plans that are primarily manicured lawns and that is what Brookfield builds.

Mr. Fennelly responded to a question regarding affordable housing. He advised that are three projects currently underway and Brookfield plans to meet the affordable housing goals. The goals include 10% single family and 20% apartments.

VI. Attorney's Report

David Firmin (Shareholder in Charge of Finance, Altitude Community Law), Counsel to the Association provided an overview of Colorado open records laws. As a closely held

non-profit corporation, the Association is not party to the Colorado Open Records Act, the Associations controlling legislation is the Colorado Non-Profit Act. Board members are permitted to have conversations with each other and may engage in email correspondence. Discussion regarding a matter that is the topic of board action should occur during the meeting. The board engaged in discussion surrounding questions and interpretations of the requirements with Mr. Firmin.

VII. Governance

- a. Jack Seward (Community Services Coordinator) reviewed the draft Policy of the Master Community Association Adopting Procedures for the Retention and Inspection of Association Records. Mr. Seward advised that as required by Association policy the draft policy had been posted for public comment for thirty (30) days prior to contemplated action by the board. At the April delegate forum Mr. Seward presented the policy to the delegates and there was no comment. No public comment was received during the comment period.

Mr. Elkind made a motion to approve the Policy of the Master Community Association Adopting Procedures for the Retention and Inspection of Association Records. Amanda Dorotik seconded the motion. There was no discussion. The motion carried with 4 votes in favor and 0 votes against.

- b. Mr. Seward reviewed the Second Amended and Restated Articles of Incorporation. Mr. Seward advised that as required by Association policy the draft policy had been posted for public comment for thirty (30) days prior to contemplated action by the board. At the April delegate forum Mr. Seward presented the policy to the delegates and there was no comment. No public comment was received during the comment period. Mr. Seward explained that this matter required approval by both the delegates and board.

Andrew Bartlett made a motion to refer the Second Amended and Restated Articles of Incorporation to the board for approval. Sarah Stabio seconded the motion. The motion carried with 7 votes in favor and 0 votes against.

Mr. Elkind made a motion to approve the Second Amended and Restated Articles of Incorporation. Ms. Lee seconded the motion. There was no discussion. The motion carried with 4 votes in favor and 0 votes against.

VIII. Open Member Forum

Mr. Burnett responded to questions from Ms. Cohen regarding native plantings and transitioning away from green grass. Mr. Burnett advised that the vast majority of owners prefer the green grass. Mr. Burnett also advised that the Association is not in a position to dictate to the City how to maintain any of its properties.

IX. Management Report

Mr. Burnett made reference to advance materials and advised the board members review them in their entirety. Given the lateness of the hour there would not be time to discuss the items.

X. Executive Session

Mr. Elkind made a motion to enter executive session pursuant to CRS 38.33.3-102 for the purposes of reviewing recommendations for referral of delinquent accounts to collections. Ms. Dorotik seconded the motion. The motion carried with carried with 4 votes in favor and 0 votes against.

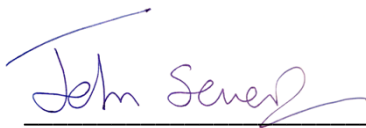
Following executive session Mr. Elkind made a motion to exit executive session. Ms. Dorotik seconded the motion. The motion carried with carried with 4 votes in favor and 0 votes against.

XI. Adjourn

Mr. Elkind made a motion to adjourn the meeting. Ms. Lee seconded the motion. The motion carried with carried with 4 votes in favor and 0 votes against.

The meeting was adjourned at 1:55 PM.

The foregoing represents a true and accurate representation of the proceedings of the meeting of the Associations Board of Directors held May 17, 2023.



Jack Seward
Secretary for the Meeting

MCA
Statement of Activity
January through March 2023

Accrual Basis

	Jan - Mar 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 · Residential Assessments	1,307,633	1,304,639	2,995	100%
4015 · Commercial Assessments	280,987	307,996	-27,009	91%
4020 · PCMD	348,863	382,598	-33,735	91%
4030 · Working Capital	16,400	15,000	1,400	109%
4040 · Collections	15,468	15,600	-132	99%
4060 · Aquatic Services	24,071	33,500	-9,429	72%
4070 · Event Services	70,234	28,000	42,234	251%
4080 · Earned Revenue	43,468	54,000	-10,533	80%
Total Income	<u>2,107,124</u>	<u>2,141,333</u>	<u>-34,208</u>	<u>98%</u>
Gross Profit	2,107,124	2,141,333	-34,208	98%
Expense				
5010 · Administration & Payroll	339,038	305,250	33,788	111%
5015 · MCA Leases	218,326	246,300	-27,974	89%
5030 · Assessment Management	48,510	41,748	6,762	116%
5040 · Professional Services	14,895	13,498	1,397	110%
5060 · Insurance	47,423	55,497	-8,074	85%
5100 · Programs and Events	51,811	28,872	22,939	179%
5210 · Park and Open Space	411,184	576,548	-165,364	71%
5300 · District Maintenance	330,915	364,380	-33,465	91%
5400 · Aquatics	65,156	137,727	-72,571	47%
5500 · Other Expenses	5,025	6,000	-975	84%
5900 · Reserve & Improvement Funds	180,000	150,000	30,000	120%
Total Expense	<u>1,712,282</u>	<u>1,925,820</u>	<u>-213,538</u>	<u>89%</u>
Net Ordinary Income	<u>394,842</u>	<u>215,513</u>	<u>179,329</u>	<u>183%</u>
Net Income	<u><u>394,842</u></u>	<u><u>215,513</u></u>	<u><u>179,329</u></u>	<u><u>183%</u></u>

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05/12/23

Accrual Basis

MCA
Balance Sheet
As of March 31, 2023

	Mar 31, 23	Mar 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1010 · MSI Assessment Acct	610,308.17	481,847.61	128,460.56	26.7%
1015 · MCA Operating Reserve 2075	84.90	20,754.75	-20,669.85	-99.6%
1020 · MCA Operating Acct 3350	8,912.23	394,653.71	-385,741.48	-97.7%
1025 · MCA Program Sweep 3107	819.79	819.79	0.00	0.0%
1055 · Reserves - FirstBank 6276	1,052,650.09	861,911.30	190,738.79	22.1%
1060 · Reserves - Charles Schwab	-1.14	-1.14	0.00	0.0%
1070 · MCA Community Fee Fund 2063	90,705.14	307,904.46	-217,199.32	-70.5%
1080 · Community Investment Fund	23,854.50	2,746.67	21,107.83	768.5%
Total Checking/Savings	1,787,333.68	2,070,637.15	-283,303.47	-13.7%
Accounts Receivable				
1110 · Accounts receivable				
1110-01 · AR-Homeowners	107,568.08	127,457.08	-19,889.00	-15.6%
1110-02 · AR-Commercial	7,844.88	16,334.40	-8,489.52	-52.0%
1110-03 · AR-Declarant	5,226.80	56,790.59	-51,563.79	-90.8%
1110-04 · AR-Builders	20,600.87	104,223.99	-83,623.12	-80.2%
1110-05 · AR-PCMD	317,189.75	350,251.76	-33,062.01	-9.4%
1110-06 · AR-For Rent MR	22,518.00	94,846.23	-72,328.23	-76.3%
1110-08 · AR-Domestic Water Service	19,432.02	22,593.95	-3,161.93	-14.0%
1110-09 · AR-Event Sponsorships	71,073.79	63,773.79	7,300.00	11.5%
1110-10 · AR-Aquatics	29,076.42	24,795.45	4,280.97	17.3%
1110-11 · AR-MCA Operations	28,239.02	19,443.66	8,795.36	45.2%
1110 · Accounts receivable - Other	1,252.28	1,297.28	-45.00	-3.5%
Total 1110 · Accounts receivable	630,021.91	881,808.18	-251,786.27	-28.6%
1115 · Doubtful accounts allowance	-83,000.00	-83,000.00	0.00	0.0%
Total Accounts Receivable	547,021.91	798,808.18	-251,786.27	-31.5%
Other Current Assets				
1299 · Undeposited Funds	7,138.08	1,036.56	6,101.52	588.6%
1300 · Payroll Service Customer Asset	-2,310.64	-2,310.64	0.00	0.0%
1410 · Inventories for sale	1,500.24	1,500.24	0.00	0.0%
1420 · Inventories for use	10,506.44	10,506.44	0.00	0.0%
1450 · Prepaid expenses	39,017.66	39,017.66	0.00	0.0%
1455 · Prepaid Insurance	20,911.00	20,911.00	0.00	0.0%
1530 · Petty Cash - MSI	1,200.00	1,200.00	0.00	0.0%
1535 · Cash Banks - MCA				
1535-01 · Cash Bank - Pools	2,100.00	2,100.00	0.00	0.0%
1535-02 · Cash Bank - Events	917.00	917.00	0.00	0.0%
1535-03 · Cash Bank - Office	100.00	100.00	0.00	0.0%
Total 1535 · Cash Banks - MCA	3,117.00	3,117.00	0.00	0.0%
1550 · Training Equipment - Aquatics	3,890.59	3,890.59	0.00	0.0%
Total Other Current Assets	84,970.37	78,868.85	6,101.52	7.7%
Total Current Assets	2,419,325.96	2,948,314.18	-528,988.22	-17.9%
Fixed Assets				
1620 · Pool Facility - operating	55,789.44	55,789.44	0.00	0.0%
1630 · Leasehold improvements	1,286,681.56	1,265,349.12	21,332.44	1.7%
1640 · Furniture, fixtures, & equip	363,852.06	331,213.51	32,638.55	9.9%
1650 · Vehicles	296,642.12	288,556.02	8,086.10	2.8%
1660 · Construction in progress	12,652.62	12,652.62	0.00	0.0%
1720 · Accum Depreciation -Pool	-48,420.00	-48,420.00	0.00	0.0%
1740 · Accum Depreciation - Furniture	-283,499.00	-283,499.00	0.00	0.0%

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05/12/23

Accrual Basis

MCA
Balance Sheet
As of March 31, 2023

	Mar 31, 23	Mar 31, 22	\$ Change	% Change
1745 · Accum deprec				
1735 · Accum amort - leasehold improve	-633,887.90	-633,887.90	0.00	0.0%
1755 · Accum deprec - vehicles	-57,886.00	-57,886.00	0.00	0.0%
1745 · Accum deprec - Other	-68,220.00	-68,220.00	0.00	0.0%
Total 1745 · Accum deprec	-759,993.90	-759,993.90	0.00	0.0%
Total Fixed Assets	923,704.90	861,647.81	62,057.09	7.2%
TOTAL ASSETS	3,343,030.86	3,809,961.99	-466,931.13	-12.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts payable	274,790.37	352,367.96	-77,577.59	-22.0%
Total Accounts Payable	274,790.37	352,367.96	-77,577.59	-22.0%
Credit Cards				
2050 · Credit card - Capital One VISA	-17,683.16	-1,276.40	-16,406.76	-1,285.4%
2052 · First Bank VISA (5586)	1,497.76	11,699.07	-10,201.31	-87.2%
Total Credit Cards	-16,185.40	10,422.67	-26,608.07	-255.3%
Other Current Liabilities				
2015 · Account Payable - Audit	13,978.00	13,978.00	0.00	0.0%
2100 · Payroll Liabilities	23,157.98	5,535.15	17,622.83	318.4%
2111 · Direct Deposit Liabilities	391.00	260.31	130.69	50.2%
2200 · Prepaid Assessments	266,406.19	265,286.22	1,119.97	0.4%
2250 · Swim Team Fund	22,773.36	22,773.36	0.00	0.0%
2260 · F10 Stormsewer Reserve Fund	40,575.00	39,675.00	900.00	2.3%
2320 · Deferred Insurance Claim	20,977.00	20,977.00	0.00	0.0%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
Total Other Current Liabilities	387,998.30	368,224.81	19,773.49	5.4%
Total Current Liabilities	646,603.27	731,015.44	-84,412.17	-11.6%
Total Liabilities	646,603.27	731,015.44	-84,412.17	-11.6%
Equity				
3001 · Opening Bal Equity	87,617.39	87,617.39	0.00	0.0%
3010 · Unrestrict (retained earnings)	173,408.13	710,381.50	-536,973.37	-75.6%
3300 · Working Capital Equity	1,914,307.00	1,914,307.00	0.00	0.0%
Net Income	521,095.07	366,640.66	154,454.41	42.1%
Total Equity	2,696,427.59	3,078,946.55	-382,518.96	-12.4%
TOTAL LIABILITIES & EQUITY	3,343,030.86	3,809,961.99	-466,931.13	-12.3%

**POLICY
OF THE MASTER COMMUNITY ASSOCIATION, INC.
ADOPTING PROCEDURES FOR THE RETENTION AND
INSPECTION OF ASSOCIATION RECORDS**

SUBJECT: Adoption of a policy and procedure for the retention, inspection and copying of Association records by Owners.

PURPOSE: To adopt a policy and procedure identifying, retaining, storing, protecting, and disposing of the Association's Documents and an Owner's right to inspect and copy Association records.

AUTHORITY: The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.

**EFFECTIVE
DATE:** May 17, 2023

RESOLUTION: The Association hereby adopts the following policy and procedures regarding the retention and inspection of Association records:

1. Document Retention. It shall be the policy of the Association to maintain complete and accurate Documents. Documents are to be retained for the period of their immediate use unless longer retention is required for historical reference, contractual or legal requirements, or for other purposes as set forth in this policy. Documents that are no longer required or have satisfied their recommended period of retention are to be destroyed in an appropriate manner. This policy is not intended to be all inclusive, and accordingly must be tailored to meet the specific needs of the Association. The retention periods set forth herein are guidelines based on the current retention periods set forth in federal, state, and local statutes and regulations and industry custom and practice.
2. Records of the Association. The following are the Records of the Association for purposes of inspection by Owners:
 - a. Records of receipts and expenditures affecting the operation and administration of the Association.
 - b. Records of claims for construction defects and amounts received pursuant to settlement of any such claims.
 - c. Minutes of all meetings of Owners.
 - d. Minutes of all meetings of Board members (except records of executive sessions of the Board).

- e. Records of actions taken by the Owners without a meeting.
- f. Records of actions taken by the Board without a meeting, including written communications and e-mails among Board members that are directly related to the action so taken.
- g. Records of actions taken by the Board or any committee of the Board without a meeting.
- h. A list of the names of the Owners in a form that permits preparation of a list of the names and mailing addresses of all Owners, as well as the number of votes of each Owner is entitled to vote.
- i. The Association's governing documents which are comprised of:
 - i. The Declaration.
 - ii. The Bylaws.
 - iii. The Articles of Incorporation.
 - iv. Any rules and regulations and/or design guidelines.
 - v. Any policies adopted by the Board, including the Association's responsible governance policies.
- j. Financial statements for the last three years, which at a minimum shall include the balance sheet, the income/expense statement, and the amount held in reserves for the prior fiscal year.
- k. Federal, state and local tax returns.
- l. The operating budget for the current fiscal year.
- m. A list, by unit type, of the Association's current assessments, including both regular and special assessments.
- n. The result of the Association's most recent available financial audit or review, if any.
- o. A list of the Association's insurance policies, which shall include the company names, policy limits, policy deductibles, additional named insured, and expiration dates of the policies listed.
- p. A list of the names, e-mail addresses and mailing addresses of the current Board members and officers.
- q. The most recent annual report delivered to the Secretary of State and a record showing the date on which the Association's fiscal year begins.
- r. The most recent reserve study, if any.

- s. Current written contracts and contracts for work performed for the Association within the prior two years.
 - t. Records of Board or committee actions to approve or deny any requests for design or architectural approval from Owners.
 - u. Ballots, proxies and other records related to voting by Owners for one year after the election, vote or action to which they relate.
 - v. Resolutions adopted by the Board.
 - w. All written communications sent to all Owners.
 - x. A record of any unsatisfied judgments against the Association and the existence of any pending suits in which the Association is a defendant.
3. Exclusions from Records of the Association. The Association shall withhold from inspection and copying certain records as provided by Colorado law, which shall not be deemed to be Records of the Association, which shall include, but are not limited to:
- a. Architectural drawings, plans and designs, unless released upon the written consent of the owner of such drawings, plans or designs.
 - b. Records of covenant violations except to the Owner that is the subject of the violation.
 - c. Complaints alleging Covenant violations.
 - d. Contracts, leases, bids or records related to transactions currently under negotiation.
 - e. Communications with legal counsel that are otherwise protected by the attorney-client privilege or the attorney work product doctrine.
 - f. Records of executive sessions of the Board.
 - g. Individual unit files other than those of the requesting Owners.
 - h. Personnel, salary or medical records relating to individuals.
 - i. Personal identification and account information of Owners, including bank account information, telephone numbers, e-mail addresses, driver's license numbers, and social security numbers.
4. Period of Document Retention. The Association shall retain the following Documents for

the following periods of time:

Accounting Records	Retention Period
Accounts Payable	7 years
Account Receivable	7 years
Audit Reports	Permanent
Chart of Accounts	Permanent
Depreciation Schedules	Permanent
Expense Records	7 years
Financial Statements (Annual)	Permanent
Fixed Asset Purchases	Permanent
General Ledger	Permanent
Inventory Records	7 years
Loan Payment Schedule	7 years
Federal and State Tax Returns	Permanent
Bank /Finance Records	Retention Period
Bank Reconciliation	2 years
Bank Statements	7 years
Deposit Tickets	6 years
Cancelled Checks	7 years
Cash Receipts and Cash Disbursement Journals	7 years
Owner Ledgers	While an Owner + 7 years
Electronic Payment Records	7 years
Audit Reports	Permanent
Personal Property Tax Returns	Permanent
Budgets	1 year
Reserve Study	All current plans
Corporate Records	Retention Period
Board Minutes	Permanent
Committee Minutes	Permanent
Member Meeting Minutes	Permanent
Governing Documents (The Declaration, Bylaws, Articles of Incorporation, Rules and Regulations, Policy and Guidelines)	Permanent
Record of Action Without a Meeting	Permanent
Board Resolutions	Permanent
Records of Waivers of Notice for Board or Committee Meetings	Permanent
Email Communication (Among Staff the Board and Committee Members)	1 year
Business Licenses	Permanent
Contracts	Term of the contract + 7 years
Correspondence from Legal Counsel	Permanent
Insurance Policies	Term of the policy + 4 years
Leases/Mortgages	Permanent
Periodic Reports Filed with the Secretary of State	1 year
Videotapes and Audiotapes of Board Meetings	Permanent

Proxies and Ballots	1 year
Employment Records	Retention Period
Employment Files	Term of employment + 7 years
Employment Applications	3 years
Payroll Records	7 years
Tax Records	7 years
Benefit Plans	Permanent
Real Estate Records	Retention Period
Construction Drawings	Permanent
Warranties	Permanent
Leases	Permanent
Real Estate Purchases	Permanent
Owner Files	Retention Period
Owner Files	Term of ownership + 2 years
Enforcement Actions (Including covenant violations and delinquent assessments)	Term of ownership + 4 years
Correspondence Regarding Architectural and Design Review	Term of ownership + 4 years

5. **Inspection/Copying Association Records.** An Owner or their authorized agent is entitled to inspect and copy any Records of the Association, subject to the exclusions, upon submission of a written request to the Association describing with reasonable particularity the records sought. The Association shall provide access to the requested records by:
- Making the requested records available for inspection and copying by the Owner within 10 days of the Association's receipt of such written request, which inspection shall be during the regular business hours of 8:00 a.m. to 5:00 p.m. at the Association's office.
 - Making the requested records available for inspection and copying by the Owner during the next regularly scheduled Board meeting occurring within 30 days of the Owner's request.
 - E-mailing the requested records to the Owner within 10 days of the Association's receipt of such written request, if so requested by the Owner.
6. **Use of Records.** Association records and the information contained within the records shall not be used for commercial purposes. Furthermore, while Owners are not required to state a purpose for any request to inspect the records of the Association, the membership list may not be used for any of the following without the consent of the Board:
- To solicit money or property unless such money or property will be used solely to solicit the votes of the Owners in an election held by the Association.
 - For any commercial purpose.
 - Sold to or purchased by any person.
7. **Fees/Costs.** Any Owner requesting copies of Association records shall be responsible for all actual costs incurred by the Association to copy such records for the Owner. The Association may require a deposit equal to the anticipated actual cost of the requested records. Failure to pay such deposit shall be valid grounds for denying an Owner copies

of such records. If after payment of the deposit it is determined that the actual cost was more than the deposit, Owner shall pay such amount prior to delivery of the copies. If after payment of the deposit it is determined that the actual cost was less than the deposit, the difference shall be returned to the Owner with the copies.

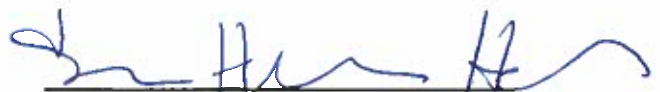
8. Purging of Documents. The Association shall no less than annually purge all Documents for which this Policy directs can be purged. All Documents to be purged or destroyed pursuant to this Policy shall be shredded, or permanently deleted electronically, if stored in an electronic format.
9. Inspection. The Association reserves the right to have a third-party present to observe during any inspection of records by an Owner or the Owner's representative.
10. Original. No Owner shall remove any original book or record of the Association from the place of inspection, nor shall any Owner alter, destroy or mark in any manner, any original book or record of the Association.
11. Creation of Records. Nothing contained in this Policy shall be construed to require the Association to create records that do not exist or compile or synthesize information.
12. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.
13. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
14. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
15. Amendment. This policy may be amended from time to time by the Board.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Master Community Association, Inc. certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on May 19, 2023 and in witness thereof, the undersigned has subscribed their name.

**Master Community Association, Inc., a
Colorado nonprofit corporation**

By:



Shalise Hudley-Harris
President

**RESOLUTION
OF THE
MASTER COMMUNITY ASSOCIATION, INC.
REGARDING AMENDING AND RESTATING ARTICLES OF
INCORPORATION**

SUBJECT: Amending and Restating the Articles of Incorporation of the Association.

PURPOSE: To adopt the Second Amended and Restated Articles of Incorporation of the Association.

AUTHORITY: The Declaration and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: May 17, 2023

WHEREAS, on February 18, 2015, the Board of Directors of the Association with the consent of the Associations Community Delegates did amend and restate the Associations Articles of Incorporation.

WHEREAS, on August 28, 2020, the Board of Directors with the consent of the Associations Community Delegates and the Declarant, did amend the Community Declaration changing the name of the community to Central Park.

WHEREAS, it has come to the attention of the staff of the Association that the Associations Articles of Incorporation do still currently reflect the old community name.

WHEREAS, on April 10, 2023, the Association gave notice pursuant to the Policy and Procedure for Adopting and Amending Policies, Procedures, Rules & Committees, in writing, to the Members of the Association that it intended to amend and restate the Articles of Incorporation and offered a 30-day period of public comment.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
MASTER COMMUNITY ASSOCIATION INC.**

1. Incorporation. The above recitals are incorporated herein by reference and adopted as findings of the Board of Directors.
2. Repeal. The Board of Directors with 2/3 majority consent of the Community Delegates does hereby repeal the Amended and Restated Articles of Incorporation dated February 18, 2015.
3. Adoption. The Board of Directors with 2/3 majority consent of the Community Delegates

does hereby adopt the Second Amended and Restated Articles of Incorporation to become effective this day.

4. Secretary of State Filing. The Board of Directors does hereby direct staff to cause to have filled with the Office of the Secretary of State in the State of Colorado the Second Amended and Restated Articles of Incorporation.
5. Publication. The Board directs the staff of the Association to publish this resolution and the Second Amended and Restated Articles of Incorporation in a conspicuous location on the Associations website.

DELEGATE CHAIR

CERTIFICATION: The undersigned, being the Chair of the Community Delegates of Master Community Association, Inc. certifies that the foregoing Resolution was adopted by two thirds of all Delegates at a duly called meeting where there was a quorum of delegates, on May 17, 2023, and in witness thereof, the undersigned has subscribed their name.

**Master Community Association, Inc., a
Colorado nonprofit corporation**

By: 

Dana Elkind
Delegate Chair

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Master Community Association, Inc. certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on May 17, 2023, and in witness thereof, the undersigned has subscribed their name.

**Master Community Association, Inc., a
Colorado nonprofit corporation**

By: 

Shalise Hudley-Harris
President

**SECOND
AMENDED AND RESTATED ARTICLES OF INCORPORATION
FOR THE
MASTER COMMUNITY ASSOCIATION, INC.**

**ARTICLES OF INCORPORATION FOR THE MASTER COMMUNITY ASSOCIATION. INC.
(Colorado Nonprofit Corporation)**

The undersigned hereby signs and acknowledges, for delivery to the Secretary of State of Colorado, these Amended and Restated Articles of Incorporation under the Colorado Revised Nonprofit Corporation Act.

RECITALS:

Master Community Association, Inc., a Colorado nonprofit corporation ("Association"), certifies to the Secretary of State of Colorado that:

By their signature below, the President and Secretary of the Board of Directors certify these Second Amended and Restated Articles of Incorporation were approved by the assent of at least 2/3 of votes cast by Delegates of the Association at a meeting of the Delegates at which a quorum was present, in person or by proxy;

The provisions set forth in these Second Amended and Restated Articles of Incorporation supersede and replace the existing Articles of Incorporation and all amendments;

The Association desires to amend and restate its Amended and Restated Articles of Incorporation currently in effect as set forth below and that the Amended and Restated Articles of Incorporation of the Association are hereby amended by striking in their entirety the Article 1 through Article 13, inclusive, and by substituting the following:

ARTICLE 1. NAME

The name of this corporation shall be the Master Community Association, Inc. ("Association").

ARTICLE 2. DURATION

The duration of the Association shall be perpetual.

ARTICLE 3. DEFINITIONS

The definitions set forth in the First Amended and Restated Community Declaration (the "Community Declaration") shall apply to all capitalized terms set forth herein, unless otherwise defined herein.

ARTICLE 4. NONPROFIT

The Association shall be a nonprofit corporation, without shares of stock.

ARTICLE 5. PURPOSES AND POWERS OF ASSOCIATION

Section 5.1 Purposes. The purposes for which the Community Association is formed are as follows:

- a. To be and constitute the Association to which reference is made in the Community Declaration, as recorded in the records of the Clerk and Recorder of the City and County of Denver and the County of Adams, Colorado. The Community Declaration relates to the real estate in the City and County of Denver and the County of Adams, Colorado, which may be annexed and made subject to all or portions of the Community Declaration (the "Project Area"). Any real estate, which is, in fact, annexed and made subject to all, or part of the Community Declaration, is referenced as "Real Property".**
- b. To lessen the burden of government by operating and managing the property within the large, master planned community created by the Community Declaration which is dedicated to public use and to operate and manage the Real Property and Common Elements funded and developed by the Park Creek Metropolitan District ("PCMD") included within the Community, situated in the City and County of Denver, the County of Adams, Colorado, subject to the Community Declaration, Bylaws, and such rules and regulations as the Board of Directors may, from time to time, adopt, for the purposes of enhancing and preserving the value of the Real Property and Common Elements for the benefit of the Central Park Community and the general public.**
- c. To perform all acts and services and exercise all powers and duties in accordance with the requirements for a master association of owners charged with the administration of the Real Property and Common Elements under the Colorado Common Interest Ownership Act (the "Act"), as amended and as set forth in the Community Declaration or any amendment to the Community Declaration.**
- d. To act for and on behalf of the Members of the Association in all matters deemed necessary and proper for the protection, maintenance and improvement of the lands and improvements developed and/or owned by the PCMD or any successor, the City and County of Denver and/or this Community Association and to act for and on behalf of the Real Property and Common Elements, including without limitation, representing the Association before any governmental body having jurisdiction over the Association or services provided to or from the Association.**
- e. To eliminate or limit the personal liability of a Director to the Association or to the Members of the Association for monetary damages for breach of fiduciary duty as a Director, as allowed by law.**
- f. To promote the health, safety and welfare of all Members of the Association and of the Community and to provide and maintain a desirable community and environment for all members of the public within the Community.**

- g. To provide for the continuous operation, management and programming for all public, parks and recreational assets owned by the PCMD or its successor.
- h. To provide for the continuous operation, management and programming for all public art and cultural assets owned the PCMD, its successor or the Association.
- i. To provide for the future development and operations of additional public recreational, cultural or educational facilities owned by the Association built within boundaries of the Central Park neighborhood.
- j. To do any and all permitted acts suitable or incidental to any of the foregoing purposes and objects to the fullest extent permitted by law, and do any and all acts that, in the opinion of the Board will promote the common benefit and enjoyment of the occupants of the Community, and to have and to exercise any and all powers, rights and privileges which are granted under the Act, the Community Declaration, the Bylaws and the laws applicable to a nonprofit corporation in the State of Colorado.

Section 5.2 Purposes and Powers. The foregoing statements of purpose shall be construed as a statement of both purposes and powers. The purposes and powers stated in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. The Community Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

Section 5.3 Restrictions Upon Purposes and Powers/Campaigns. The Association shall not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office, unless such intervention is limited to the distribution of common information uniformly provided to all candidates for such public office.

Section 5.4 Dividends, Distribution. The Association shall not pay any dividends. No distribution of the corporate assets to Members (as such) shall be made. Upon dissolution of the Association, the assets shall be distributed as provided in these Second Amended and Restated Articles of Incorporation.

ARTICLE 6. DELEGATES, MEMBERSHIP RIGHTS AND QUALIFICATIONS

Voting members of the Association shall be established as Real Property is made subject to the Community Declaration, and as provided in the Community Declaration. Any person who holds title to Real Property or a Unit in the Planned Community shall be a Member of the Association. Voting rights and other rights of the Members are vested in Delegates, as provided for in the Community Declaration, the Bylaws and as allowed for under the Colorado Revised Nonprofit Corporation Act. Members, as that term is used in Colorado Revised Nonprofit Corporation Act, shall be the Delegates, as applicable, elected as provided in the Community Declaration and

Bylaws. Wherever in the Colorado Revised Nonprofit Corporation Act, reference is made to Members (as, for example, in statutory provisions requiring an annual meeting of members, permitting removal of directors by members or relating to voting on amendments to these Articles of Incorporation) the Members referred to shall be such Delegates.

The Members may be of such classes of membership as established by the Community Declaration, as the Declaration may be amended or supplemented.

ARTICLE 7. REGISTERED AGENT

The current principal office of the Association is 8351 Northfield Blvd. Denver, CO 80238. The registered agent of the Association is the Executive Director of the Association, at the registered 8351 Northfield Blvd. Denver, CO 80238. The principal office and the registered agent and office of the Association may change from time to time, by action of the Board of Directors.

ARTICLE 8. BOARD OF DIRECTORS

The business and affairs of the Association shall be conducted, managed and controlled by a Board of Directors ("Board"). The Board shall consist of not less than three (3) and not more than five (5) persons, the specific number to be set forth in the Bylaws of the Association. The duties, qualifications, number and term of the members of the Board and the manner of their election, appointment and removal shall be as set forth in the Bylaws. The Board shall exercise the powers granted to the Association, except those expressly reserved to the Members or Delegates, and the Board shall also administer the affairs of the Association in accordance with the provisions of these Articles, the Bylaws, the Community Declaration and laws relating to and governing nonprofit corporations of Colorado.

ARTICLE 9. AMENDMENT

Amendment of these Articles shall require the assent of at least two thirds (2/3) of the votes cast by the Delegates of the Association at a meeting of the Delegates at which a quorum is present, in person or by proxy; provided, however, that no amendment to these Articles of Incorporation shall be contrary to or inconsistent with the provisions of the Community Declaration. Amendments may also be made pursuant to the assent of at least two-thirds (2/3) of a quorum of the Delegates voting by mail.

ARTICLE 10. ADDITIONS TO AND DELETIONS FROM THE REAL ESTATE

Additions to and deletions from the Real Property of the Community allowed for in the Community Declaration may be made only in accordance with the Act and the Community Declaration.

ARTICLE 11. DISSOLUTION


In the event of the dissolution of the Association as a corporation, either voluntarily or involuntarily by the members hereof, by operation of law or otherwise, then the assets of the Association shall be deemed to be held in trust at the date of dissolution, and used until depleted or transferred to another public entity for the same purpose for the furtherance of sustaining any recreational, cultural or educational asset operated by the Association at the time of dissolution, unless otherwise agreed or provided by law, except that in the event of dissolution by the Secretary of State of Colorado (for failure to file administrative or other documents with the Colorado Secretary of State), the Association may be reinstated as allowed by law, in which event, assets of the Association shall remain assets of the Association.

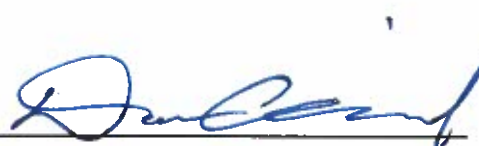
ARTICLE 12. INTERPRETATION

Express reference is hereby made to the terms and provisions of the Community Declaration, which shall be referred to when necessary to interpret, construe or clarify the provisions of these Articles. In the event of conflict, the terms of the Community Declaration shall control over these Articles of Incorporation.

IN WITNESS WHEREOF, the undersigned has subscribed their name to these Second Amended and Restated Articles of Incorporation, this 17th day of May 2023.

Master Community Association, Inc.,
a Colorado nonprofit corporation

By: 
Shalise Hudley-Harris
President

By: 
Dana Elkind
Secretary/Treasurer

The name and mailing address of the individual who causes this document to be delivered for filing, and to whom the Secretary of State may deliver notice if filing of this document is refused is Jack Seward, 8351 Northfield Blvd. Denver CO 80238.



Aquatic Team Programming

Swim Teams

- Metro League Stingrays
@ Runway 35
May 15th-July 27th
- Summer Swim League (SSL)
@ Aviator, Jet Stream or Splash Landing
June 5th- July 27th
- Stingray Synchro Team
@ Jet Stream
May 30th- July 26th
- Stingray Dive Team
@ Jet Stream
May 30th- July 26th



Scan the QR code for pool fees, programming and all of the up-to-date aquatic information or visit our website at mca80238.com.



8351 E. Northfield Blvd
Denver, CO 80238



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MCA

CENTRAL PARK

303.388.0724

mca80238.com



Community Pools

- 1 **Aviator Pool** • 8054 E 28th Ave • 720.941.3414
- 2 **Puddle Jumper Pool** • 2401 Xenia St • 303.393.0018
- 3 **F-15 Pool** • 2831 Hanover St • 303.355.5078
- 4 **Jet Stream Pool** • 3574 Alton St • 303.296.0884
- 5 **Runway 35 Pool** • 8863 E 47th Ave • 303.371.8701
- 6 **Maverick Pool** • 8822 Beekman Pl • 303.373.4120
- 7 **Splash Landing Pool** • 9888 E 59th Pl • 303.576.6611

Water Features

- A **West Crescent Fountain** • E 29th Ave & Roslyn St
- B **Conservatory Green Plaza** • 49th & Valentia
- C **Buffalo Wallow** • 55th Place & Valentia Ct
- D **Beeler Park & Plaza** • 57th Ave & Beeler Park

MCA Front Desks

- * **The Cube** • 8371 E Northfield Blvd

The Greens

- Conservatory (North) Green** • 49th & Valentia
- Founders (South) Green** • 29th & Roslyn



SWIM LESSON SESSIONS

Weekdays

Monday-Thursday
25 minute lessons

Session 1: June 12-June 22

Session 2: June 26- July 7

Session 3: July 10- July 20

Weekend: Saturdays Aviator, F15, Maverick

25 minute lessons

Session 1: June 10-July 1

Session 2: July 8- July 29

Weekend: Sundays Jet Stream

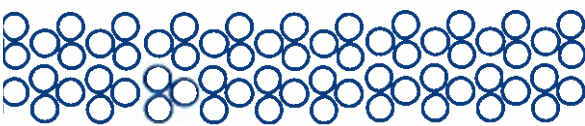
25 minute lessons/ 50 minute lessons

Session 1: June 11- July 2

Session 2: July 9- July 30

PRIVATE LESSONS

Private instruction with highly-motivated, friendly instructors. Ideal for adults and children. Each session is 30 minutes and can be scheduled at any facility (if space is available). Private lesson forms will be available beginning June 1 online.



Party Pad Reservations

Come celebrate your birthday or special occasion by reserving one of our outdoor Party Pads conveniently located at each pool for optimum access and entertaining. Party Pads include premium reserved deck space and entry for up to 30 people.

Rentals are offered in 2 1/2 hour increments. Reserve online or in person at the MCA front desk starting May 1st.



Swim Lessons: 6 months to 3 years

Parent Tot

Infant: 6-24 months
One parent per child

Water Adjustment-This fun program introduces parents and baby to the water. Skills include water adjustment, leg action, exploring buoyancy on front and back, floating with support and rolling over.

Parent Tot II

Toddler: 24-36 months
One parent per child

Fundamentals- This fun program introduces parents and child to the basic fundamentals using games and songs. Skills learned include blowing bubbles, change of direction, floating on front and back (with support) leg and arm action, jumping in and rolling over.

Swim Lessons: 3 to 4 years

Preschool

3-4 years

Participants will be introduced to basic skills including-blowing bubbles, bobs, water adjustment, kicking, floating and turning over on their back. Class incorporates games, activities and water safety skills.

Preschool Advanced

3-4 years

For swimmers that are comfortable with their faces and ears in the water. Class includes stroke development, breath coordination, safety, swimming on front/back and deep water exploration.

Preschool Advanced II

3-4 years

For swimmers that are swimming independently without support. Skills taught include rhythmic breathing, front/back crawl, elementary backstroke, sit/kneel dives and changing directions (same skill set as Station 2).

Swim Lessons: 5+ years

Station 1

5+ years

Fundamental Aquatic Skills- Class is for swimmers new to the water. Introduces swimmers to the fundamental skills such as water entry/exit, opening eyes under water, floating, gliding and water safety.

Station 2

5+ years

Stroke Development- Class is for swimmers who can move through the water unassisted. Skills learned include bobbing, rhythmic breathing, front/back crawl, sit/kneel dives and changing directions.

Station 3

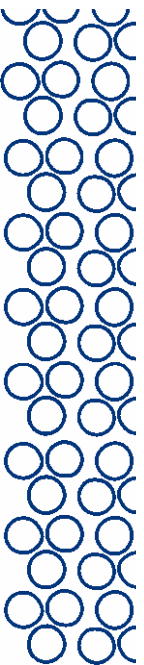
5+ years

Stroke Improvement- Class is for swimmers ready for deeper waters. Builds on previous skills, swimming underwater, breaststroke, elementary backstroke, side-stroke, butterfly, open turns, compact and stride jumps, surface dives and water safety.

Station 4/5

5+ years

Stroke Refinement/Fitness Swim- Designed for swimmers who can swim 25 yards/meters front, back and elementary back stroke. Skills learned will include butterfly, breaststroke, sidestroke, flip turns, treading water, swallow dives, including survival floating and water safety.



Admission Fees, Membership &

Guest Passes

Central Park pools are open to the public. Access to pools is available on a first-come, first-serve basis. Upon entry visitors must pay the daily entrance fee or present a valid Active Pass, or Guest Pass.

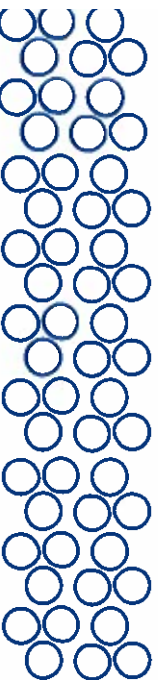
Daily Entrance Fees

Non Active Pass members	\$10
<i>Children under two years are FREE.</i>	
Annual Resident Membership Cards	\$40/person
Annual Resident Senior/Military/Income Qualified	\$20/person

Purchasing a Resident Active Pass

All Central Park residents, two years and older, may access the pools using their Active Pass. Annual Active Passes may be purchased online via a current ActiveNet account, or in person at the MCA office.

First-time requests must verify residency prior to purchase.



Members Only Guest Punch Pass

5-Punch Guest Pass	\$40
10-Punch Guest Pass	\$80
Unlimited Guest Pass	\$80

aquatics facilities

All outdoor pool facilities will be open for Memorial Day weekend and close for the season after Labor Day weekend.

Aviator Pool Hours

8054 E. 28th Avenue	720.941.3414
Open Swim Monday-Thursday 11am-6pm	Friday-Sunday 11am-7pm
Programming Monday-Thursday 6am-11am	Saturday 9am-11am

Jet Stream Pool Hours

3574 Alton Street	303.296.0884
Open Swim Monday-Thursday 11am-6pm	Friday-Sunday 11am-7pm
Programming Monday-Thursday 7am-11am	Sunday 9am-11am

Runway 35 Pool Hours

8863 E. 47th Avenue	303.371.8701
Open Swim Monday-Thursday 12pm-5:30pm	Friday-Sunday 12pm-7pm
Programming Monday-Thursday 6am-12pm 5:30pm-7:30pm	Saturday 6am-12pm

Splash Landing Hours

9888 E. 59th Place	303.576.6611
Open Swim Monday-Thursday 12pm-6pm	Friday-Sunday 12pm-7pm
Programming Monday-Thursday 7:30pm-11am	Saturday 9am-11am

* 11am-12pm daily, members early entry

Puddle Jumper Pool Hours

2401 Xenia Street	303.393.0018
Under Construction, Reopening TBD	

F-15 Pool Hours

2831 Hanover Street	303.355.5078
Open Swim Monday-Thursday 11am-7pm	Friday-Sunday 11am-7pm
Programming Monday-Thursday 9am-10am	Saturday 9am-10am

* 10am-11am daily, members early entry

Maverick Pool Hours

8822 Beekman Place	303.373.4120
Open Swim Monday-Thursday 10am-6pm	Friday-Sunday 10am-7pm
Programming Monday-Thursday 9am-10am	Saturday 9am-10am

Sunset Swim (Members Only)

- Monday- Jet Stream Pool**
- Tuesday- F-15 Pool**
- Wednesday- Maverick Pool**
- Thursday- Aviator Pool & Splash Landing Pool**

Facilities will stay open later during June & July for members only. Check website for closing hours.

*Early entry at Splash Landing and F-15 available to Active Pass members



EVENTS



May	27	Sat	Denver Arts Festival	North Green	10am-6pm
	28	Sun	Denver Arts Festival	North Green	10am-6pm
	29	Mon	DJs at the Pools	All Pools	12-6:00pm
June	3	Sat	Concert on the Green, "Darling Revival"	South Green	6pm-8pm
	8	Thu	MoJaBlu Concert, "One on One Motown Review"	North Green	6:30-8:30pm
	9	Fri	Movie on the Green, <i>Lightyear</i>	South Green	At Dusk
	15	Thu	MoJaBlu Concert, "Tunisia"	North Green	6:30-8:30pm
	17	Sat	Concert on the Green, "That 80s Band"	South Green	6pm-8pm
	22	Thu	MoJaBlu Concert, "Wash Park Band"	North Green	6:30-8:30pm
	23	Fri	Movie on the Green, <i>The Mitchells vs. The Machines</i>	South Green	At Dusk
	25	Sun	Farmers Market Begins	South Green	8:30am-12:30pm
29	Thu	MoJaBlu Concert, "Dotsero"	North Green	6:30-8:30pm	
July	1	Sat	Concert on the Green, "Thumpin"	South Green	6pm-8pm
	4	Tue	4th of July Breakfast	South Green	9am-10:30am
	4	Tue	4th of July Parade	South Green	10:30am-11am
	4	Tue	DJs at the Pools	All Pools	12-6:00pm
	6	Thu	MoJaBlu Concert, "Wirewood Station"	North Green	6:30-8:30pm
	7	Fri	Movie on the Green, <i>Selena</i>	South Green	At Dusk
	13	Thu	MoJaBlu Concert, "Jacob Larson"	North Green	6:30-8:30pm
	15	Sat	Annual Central Park Beer Festival & Concert	South Green	4pm-8pm
	20	Thu	MoJaBlu Concert, "Daddy Blue"	North Green	6:30-8:30pm
	21	Fri	Movie on the Green, <i>Top Gun: Maverick</i>	South Green	At Dusk
	27	Thu	MoJaBlu Concert, "Hot Lunch Band"	North Green	6:30-8:30pm
29	Sat	Concert on the Green, "Funkiphino"	South Green	6pm-8pm	
August	4	Fri	Theatre on the Green with Vintage Theatre	South Green	6pm-8pm
	5	Sat	Theatre on the Green with Vintage Theatre	South Green	6pm-8pm
	11	Fri	Opera on the Green with Central City Opera	South Green	6pm-8pm
	12	Sat	Opera on the Green with Central City Opera	South Green	6pm-8pm
	17	Thu	Denver Municipal Band	North Green	6:30pm-8pm
	18	Fri	Movie on the Green, <i>Black Panther: Wakanda Forever</i>	South Green	At Dusk
	27	Sun	Annual Kids Triathlon	Jet Stream Pool	8am-1:30pm
Sept.	2	Sat	Denver Municipal Jazz Band	South Green	6pm-7:30pm
	4	Mon	DJs at the Pools	All Pools	12-6:00pm
	16	Sat	Beer Garden & Concert with "Cass Clayton Band" with special guest "Taylor Scott"	North Green	4pm-7pm

Oct.	8	Sun	Final Farmers Market & Pumpkin Patch	South Green	8:30am-12:30pm
Nov.	17	Fri	Annual Winter Welcome	29th Ave Town Center	5pm-8pm

LOCATIONS

NORTH GREEN, 8912 E 47TH AVE, DENVER, CO 80238

SOUTH GREEN, 7601 29TH AVE, DENVER, CO 80238

THE CUBE, 8371 EAST NORTHFIELD BLVD, DENVER, CO 80238



For the most up-to-date information and for more details please scan the QR code.
Or you can visit our website at www.mca80238.com

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