

# mca

## CENTRAL PARK

### Board of Directors

### Meeting Minutes

2023 Q3 Regular Meeting

August 16, 2023

#### **Attendance**

##### Board of Directors

Shalise Hudley-Harris, President – Present by Zoom.  
Dana Elkind, Secretary/Treasurer – Present in person.  
Elisabeth (Lis) Cohen – Present by Zoom.  
Amanda Dorotik – Present by Zoom.  
Brooke Lee – Present in person.

##### Community Delegates

District 1: Krista Brown – Absent  
District 2: Heather Vasquez – Absent  
District 3: Candi Loeb – Present by Zoom.  
District 4: Elisabeth (Lis) Cohen – Present by Zoom.  
District 5: Andrew Bartlett – Present in person.  
District 6: Rebekah Henderson – Present by Zoom.  
District 7: Vacant  
District 8: Sarah Stabio – Present by Zoom.  
District 9: Susanna Kantor – Present by Zoom.  
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

##### Guests

David Firmin, Shareholder in Charge of Finance, Altitude Community Law  
Tammi Holloway, CEO, Foundation for Sustainable Urban Communities  
Brian Fennelly, Development Consultant, Brookfield Properties

## Record of Proceedings

### I. Call to Order

At 12:08 PM, Shalise Hudley-Harris, (President) called the 2023 3rd 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 2nd Quarter Meeting of the Associations Board of Directors held on May 17, 2023 (Q2 Meeting). Ms. Hudley-Harris made a motion to approve the minutes. Dana Elkind 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 – July 31, 2023; and Associations Consolidated Balance Sheet from January 1 – July 31, 2023.

Mr. Elkind made a motion to approve the minutes. Brooke Lee seconded the motion. Andreq Barlett (District 5) asked questions regarding reserve funding for repairs of the Puddle Jumper Pool, this question was deferred to that portion of the meeting. The motion carried with 5 votes in favor and 0 votes against.

### V. Executive Directors Report

Mr. Burnett provided the board with information regarding a medical emergency at the Jet Stream Pool the previous week. A 12-year-old male party became unconscious while swimming in the deep end of the pool. Lifeguards made a water rescue and activated their emergency action plan. Lifeguards and bystanders performed CPR on the party until the arrival of the Denver Fire Department and Denver Health Paramedics Division approximately six minutes after they were called. The male party was admitted to the Childrens Hospital in Aurora and discharged two days later, he has made a full recovery and is at home. The cause of the unconsciousness is not known. The board commended the lifeguards and bystanders for their quick thinking and lifesaving actions. Board members had several questions that were responded to by Mr. Burnett and Paula Deorio (Aquatics Director).

## VI. Developers Report

Brian Fennelly, Development Consultant for Brookfield Properties presented on the ongoing Central Park development and focused on affordable housing. Using a prepared presentation Mr. Fennelly provided the board with an overview of existing affordable housing projects and upcoming projects. Mr. Fennelly updated the board on the design and construction of Navigator Park which will be located in the area of Northfield Blvd and Central Park Blvd.

Mr. Fennelly responded to questions regarding forthcoming development on what is being called Parcel 8, in the area of 40<sup>th</sup> Ave and Central Park Blvd., it will include the neighborhood's final park a mixed-use development with both market rate and affordable for rent apartments and affordable for sale town homes. A large-scale grocery store is planned for the site, negotiations regarding the grocery store are still ongoing.

Mr. Fennelly responded to questions from Joseph Landen regarding the grocery store and was unable to answer them due to the active nature of the negotiations. Mr. Fennelly responded to questions from Susanna Kantor also involving the grocery store and proximity to the northern portion of the neighborhood, he advised a smaller scale grocery store is under development for the Beeler Park commercial area. Ms. Kantor expressed concerns over the increase of traffic this new development would create, and Mr. Fennelly responded that Brookfield is actively studying traffic management with the City and County of Denver to resolve any safety concerns.

Mr. Fennelly reported that all parcels are now spoken for and there is no additional land to sell. All large-scale projects are currently completed, underway or in the final entitlement's stages. Mr. Fennelly reported that Central Park will meet the affordable housing goal set by the Green Book. The 25-year development plan is on schedule for completion as intended. The development has changed a little, focusing more on residential and less commercial construction.

Mr. Fennelly responded to a question from the board regarding additional schools in the neighborhood. A parcel for a future K-8 school has been conveyed to Denver Public Schools for development, now that the parcel has been transferred to Denver Public Schools, they may do with it what they wish.

Mr. Fennelly responded to questions from Lis Cohen regarding the design for the Parcel 8 park and wanted information regarding water-wise landscaping and fire mitigation. Mr. Fennelly promised to follow up with Ms. Cohen.

## VII. Foundation for Sustainable Urban Communities Report

Tammi Holloway, the CEO of the Foundation for Sustainable Urban Communities (Foundation), provided a report to the Board regarding the work of the Foundation. The Community Investment Fund, which is created by a title transfer fee assessed by the Association at the time of title closing funds the operations of the Foundation. The Foundation produces programs on education and transportation, supports Central Park schools, leads the Northeast Transportation Connections and Be Well Healthy Living programs and is the steward of the Green Book. Ms. Holloway reported on the great success of the Foundation in recent months including a forthcoming \$7 million grant from the Centers for Disease Control and Prevention aimed at reducing poverty.

Ms. Holloway responded to questions from Mr. Bartlett regarding the Front Porch Newspaper which the Foundation had planned to acquire and Ms. Holloway responded that the original owners chose to retain the business. Ms. Holloway responded to questions about the Be Well programming from Ms. Lee and regarding sustainability from Ms. Cohen.

VIII. Attorney's Report

David Firmin (Shareholder in Charge of Finance, Altitude Community Law), Lead Counsel to the Association provided an update on the work of the Colorado Division of Real Estate as it relates to the regulation of homeowner's associations, a task force has been seated to look into these matters but there are no forthcoming meetings of the task force set yet or any other information. Mr. Firmin expects additional legislation in the upcoming legislative session focused on homeowners' associations. Mr. Firmin expects 2025 to be a "huge year" for HOA law.

IX. Pools Report

Ms. Deorio reported 133,000 visits to Central Park pools year to date, Splash Landing is by far the most visited pool. The summer was unique due to a rather wet and rainy first three weeks. Splash Landing had 14,000 total visits year to date and Aviator had 13,000. An extended season is anticipated additional details will be shared once finalized.

X. Events Report

Diane Deeter (Community Director) provided an update on this season's events. Like the pools the first three weeks of the year saw many events canceled due to rain. The final events of the year include the Denver Municipal Band and sold out Kids Triathlon. The Board was invited to participate in 2024 planning.

XI. Park Report

Mr. Burnett spoke about significant investments in property security and life safety made across all pools this year designed to reduce criminal activity, prevent property

damage, and maintain life safety of all visitors and guests. The investments include new fencing and pedestrian safety equipment, the contracting of a new security contractor and upgraded electronic surveillance technology. In person security patrol will end with the pool season but the electronic security will remain operational year-round.

Jack Seward (Community Services Coordinator) reported that the Association is still waiting on building permits from the City and County of Denver for Puddle Jumper Pool repairs following the fire in January. Insurance is covering repairs and no out of pocket expenses are anticipated.

## XII. Open Member Forum

Mr. Burnett responded to questions from Ms. Lee regarding the closure of park bathrooms. After discussion it was determined that Ms. Lee was referring to parks owned by the City and County of Denver and was referred to them to answer her questions.

Mr. Burnett responded to questions from Ms. Cohan regarding water wise landscaping and provided detailed explanation on the Associations irrigation program.

Ms. Lee asked about off season management of pool facilities and Mr. Seward responded that each pool is visited no less than once per week by staff. Electronic surveillance is now year round in the pool facilities.

## XIII. 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 5 votes in favor and 0 votes against.

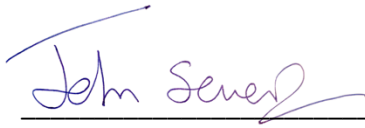
Following executive session Mr. Elkind made a motion to exit executive session. Ms. Dorotik seconded the motion. The motion carried with carried with 5 votes in favor and 0 votes against.

## XIV. Adjourn

Mr. Elkind made a motion to adjourn the meeting. Ms. Lee seconded the motion. The motion carried with carried with 5 votes in favor and 0 votes against.

The meeting was adjourned at 2:05 PM.

The foregoing represents a true and accurate representation of the proceedings of the meeting of the Associations Board of Directors held August 16, 2023.

A handwritten signature in blue ink that reads "John Seward". The signature is written in a cursive style with a long horizontal stroke extending to the right.

---

Jack Seward  
Secretary for the Meeting