



## **Board of Directors**

### **Meeting Minutes**

2023 Q4 Regular Meeting

November 15, 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 – Absent.  
Brooke Lee – Present by Zoom.

##### 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 by Zoom.  
District 5: Andrew Bartlett – Present by Zoom.  
District 6: Rebekah Henderson – Absent.  
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 – Absent.

##### Staff

Keven Burnett, Executive Director  
Diane Deeter, Community Director  
Jenifer Graham, Business Director  
Paula Deorio, Aquatics Director  
Jack Seward, Community Services Coordinator  
David Firmin, Counsel

#### **Record of Proceedings**

- I. Call to Order

At 12:05 PM, Shalise Hudley-Harris (President) called the 2023 4<sup>th</sup> Quarter meeting of the Board of Directors (Board) of the Master Community Association (Association) to order. There were no amendments to the agenda.

## II. Public Comment

Jim Sides a resident of Delegate District 11 provided public comment regarding landscaping in medians in the North End neighborhood. He expressed that in general he and his neighbors were discontent and disappointed in the medians landscaping and asked that the board consider re landscaping the medians so that they would be more attractive. Mr. Sides reported that he and his neighbors felt that other parts of the neighborhood had better landscaped medians and that they deserved medians that were landscaped in the same way.

Following Mr. Sides remarks Ms. Hudley-Harris asked Mr. Sides to clarify his remarks, Mr. Sides responded, and Ms. Hudley-Harris was satisfied with the clarification. Keven Burnett (Executive Director) to Mr. Sides comments indicated that the Association had not taken over these medians and prior to the Association taking over the medians we would inspect them to determine if landscaping needed to be replaced. Mr. Burnett advised that Mr. Sides should speak with the Park Creek Metropolitan District, since they are in charge of the development of the medians referenced herein.

## III. Open Member Forum

Andrew Bartlett (District 5) asked questions regarding the replacement of trees in several parks. Mr. Burnett advised that the properties that Mr. Bartlett referenced were to be turned over to the City and County of Denver and not the Association and advised that that question should be posed to the City and County of Denver.

Brooke Lee (Board Member) followed up questions regarding matters in the North End/Beeler Park areas raised at the last meeting. Mr. Burnett advised that those concerns had been forward to the appropriate people, which are outside the Association, and there had not been a response.

## IV. Attorney's Report

David Firmin (Counsel) Counsel to the Association advised the Board that AGS, a contractor that specializes in HOA construction and warranty repairs, closed its doors earlier in the week and is expected to file for bankruptcy protection. The Association should expect delays in projects due to this disruption of the work chain.

Mr. Firmin provided the Board information regarding a proposed bill backed by Governor Jared Polis that would classify residential properties used as short-term

rentals as commercial properties subjecting those properties to commercial property taxes, which are significantly higher than residential property taxes. It is expected that many residential properties owned as investment properties will come on the market next year.

V. Approval of the Minutes

Mr. Burnett presented the minutes of the 2023 3<sup>rd</sup> Quarter Meeting of the Associations Board of Directors held on August 16, 2023 (Q3 Meeting). Dana Elkind (Secretary/Treasurer) made a motion to approve the minutes. Ms. Hudley-Harris seconded the motion. There was no discussion. The motion carried with 4 votes in favor and 0 votes against.

VI. Financial Report

Mr. Burnett presented the Associations Statement of Activities from January 1 – October 31, 2023. Mr. Elkind made a motion to approve the financial report. Ms. Hudley-Harris seconded the motion. There was no discussion. The motion carried with 4 votes in favor and 0 votes against.

VII. Governance

Mr. Burnett presented the annual members meeting notice that is in the process of being mailed to all members. The annual members meeting notice includes the ballot for members to vote for their respective community delegate. There are several seats without candidates. There was discussion regarding the seats without candidates.

Two (2) board seats will be open for appointment at the February 2024 meeting. The community delegates were advised to consider nominations for the seat and further discussion of nominations will occur at the January 2024 delegate forum.

VIII. Budget Presentation

Mr. Burnett presented the 2024 Association budget packet. The budget contemplates increased expenses due to the acceptance of new property planned in 2024, added contributions to the Associations reserve fund and increased expenses for capital improvements, generally summarized as concrete replacement. The budget proposes and two dollar (\$2) increase in monthly assessment for residential properties and a one dollar (\$1) increase in monthly assessment for all other properties.

There was discussion regarding the budget presentation.

Susanna Kantor (District 9) made a motion to adopt the budget as presented to the Board. Mr. Bartlett seconded the motion. There was no discussion. The motion carried with 9 votes in favor and 0 votes against.

IX. Management Report

Mr. Burnett presented the draft annual audit for comment by the Board. The audit had no findings. Action on the audit will be differed until the next meeting. The Board was also provided a copy of the Associations IRS Form 990.

X. Executive Session

Ms. Hudley-Harris 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. Mr. Elkind seconded the motion. The motion carried with carried with 4 votes in favor and 0 votes against.

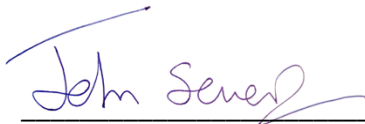
Following executive session Mr. Elkind made a motion to exit executive session. Ms. Hudley-Harris seconded the motion. The motion carried with carried with 4 votes in favor and 0 votes against.

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 November 15, 2023.



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Jack Seward  
Secretary for the Meeting