



October 27, 2008

NOTICE OF ANNUAL MEMBERS' MEETING

Notice is hereby given that the next Annual Members' Meeting for THE MASTER COMMUNITY ASSOCIATION, INC. (the "Stapleton MCA") will be held on Thursday, November 13th, 2008 at 6:30 p.m. in the Stapleton Community Room located at 2823 Roslyn St.

The Stapleton MCA is a 501 (c) 4 community development organization whose mission is to create and sustain a sense of community through comprehensive programs, events and facilities maintenance. All owners of real property are members of the Stapleton MCA and support its mission through monthly assessments levied against all real property within the Stapleton Boundaries

The complete meeting packet can be viewed and printed from the MCA website one week prior to the meeting at www.StapletonCommunity.com. There you will find the updated meeting agenda, previous minutes, the 2008 year-end projection, a summary of the Executive Board's Proposed 2009 Reserve Fund and Operating Budgets, and any other pertinent meeting information. If you do not have access to the internet please contact us at the number below to request that a copy of the above information be sent via mail.

Each year 7 members of the community are elected to serve as District Delegates for the following calendar year (January – December). Delegates are charged with ratifying the MCA's annual budget and Election of Non-Appointed Board Members. A current map of the delegate district along with a list of current serving delegates can be found online at www.StapletonCommunity.com. MCA governing documents state that a quorum of 10% of total possible votes must be reached for a valid election to occur. In the event the 10% quorum is not reached, a second meeting will be held on November 20, 2008 and quorum requirements are reduced to 5%.

If you are unable to attend the meeting, please mail your completed proxy and ballot prior to the meeting date so it may be counted towards the annual meeting quorum requirements. Completed ballots / proxy need to be sent to the attention of Jenifer Graham, Executive Committee Secretary at The Stapleton MCA, Inc., 2823 Roslyn St. Denver, CO 80238 or fax it to (303) 388-1673.

Thank you.

A handwritten signature in black ink, appearing to read "Keven A. Burnett".

KEVEN A. BURNETT
EXECUTIVE DIRECTOR



IF YOU ARE USING THIS FORM STRICTLY AS A PROXY YOU ONLY COMPLETE SECTIONS 1 & 3 and RETURN THIS FORM. IF YOU ARE COMPLETING THE BALLOT PORTION, PLEASE VOTE FOR OR AGAINST THE DELEGATE IN THE DISTRICT THAT YOU OWN PROPERTY OR WRITE IN AN INDIVIDUAL TO SERVE AS YOUR DELEGATE.

1. PROXY PORTION

I am/we are unable to attend Annual Members' Meeting and Delegate Election of the Master Community Association, Inc. ("The Stapleton MCA") to be held on Thursday, November 13, 2008 at 6:30 p.m. in the Stapleton Community Room (2823 Roslyn St) and hereby appoint _____ (insert name of individual, if left blank the current delegate from the members district will be automatically inserted on behalf of the member) as my representative, as proxies for the undersigned, with full power of substitution to act as my/our lawful agent and proxy to attend the meeting, and any adjournments thereof.

2. BALLOT PORTION

District 1 (Filings 16, 20, 21, Aurora 2) Denise Gammon* ☐ For ☐ Against Amanda Allshouse ☐ For ☐ Against _____ (WRITE IN)	District 4 (Filings 6, 8, 10, 17) Dan Prather * ☐ For ☐ Against Caroline Batorowicz ☐ For ☐ Against Chantell Taylor ☐ For ☐ Against _____ (WRITE IN)
District 2 (Filings 2, 4) Justin Silverstein* ☐ For ☐ Against _____ (WRITE IN)	District 5 (Filings 11, 15) Jason Dembeck* ☐ For ☐ Against Lucia Correll ☐ For ☐ Against David Mueller ☐ For ☐ Against Steve Lawrence ☐ For ☐ Against _____ (WRITE IN)
District 3 (Filing 3, 5, 9) Dana Elkind* ☐ For ☐ Against Don M. Herman ☐ For ☐ Against _____ (WRITE IN)	District 6 (Filings 12, 18, 19) Michael Kearns* ☐ For ☐ Against _____ (WRITE IN)
	District 7 (All North Stapleton) John Lehigh* ☐ For ☐ Against _____ (WRITE IN)

**ALL WRITE IN MUST OWN PROPERTY WITHIN THE DISTRICT THEY WISH TO REPRESENT. PLEASE INCLUDE PHYSICAL ADDRESS AND CONTACT INFORMATION OF NOMENEE.
(* DENOTES CURRENT DELEGATE)**

3. SIGNATURE AND ADDRESS PORTION

Print First and Last Name

Print Property Address

Owners Signature and Date

Owners Signature and Date

THIS BALLOT MUST BE RETURNED ON OR BEFORE THURSDAY, NOVEMBER 13th AT 5:00 P.M. TO THE ATTENTION OF KEVEN BURNETT • EXECUTIVE DIRECTOR • STAPLETON MCA • 2823 ROSLYN ST. • DENVER, CO. 80238.

2823 Roslyn Street • Denver CO 80238 • (303)388-0724
www.stapletoncommunity.com



2009 District Delegates

District 1 (Filings 16, 20, 21, Aurora 2)

Denise Gammon – Developer Appointed / MCA Executive Board Member

Denise Gammon is the Senior Vice President – Residential Development for Forest City Stapleton, Inc., the development company that is transforming the former Stapleton International Airport into a new community of 12,000 homes, 35,000 jobs and more than 1,100 acres of parks and open space. She oversees all aspects related to the planning and development of the for-sale housing at Stapleton. The 4,700-acre property will ultimately include approximately 8,000 for-sale units.

Amanda Allshouse – Resident Nominee

My husband Ben and I relocated to Stapleton in 2007. We were thrilled to have a new green-built home within the city limits and in a neighborhood with shopping, trails and proximity to downtown, my place of work and the airport. In the year and a half that we have been homeowners in Stapleton we have enjoyed the strong sense of community and like others in Eastbridge, we look forward to the completion of the 2nd town center.

Serving as a block captain in the Stapleton United Neighbors (SUN) network since early 2008 has allowed me to be more involved with residents across the community and to be in regular communication with my neighbors in District 1. I would like the opportunity to represent district 1 to the Executive Board and I feel that my education, strong desire to see Stapleton thrive and grow, and commitment to the community and provide me with the proper foundation for this position.

District 2 (Filings 2, 4)

Justin Silverstein – Current Resident Delegate

My wife and I have lived in Stapleton since the fall of 2003. As a Denver area native I was thrilled to be able to move into a new community within the heart of the city. I currently sit on the Stapleton United Neighbor's board. I have an accounting degree from the University of Colorado and work for a small local consulting firm. Our firm specializes in K-12 funding issues and we work with state level policy makers across the country helping them design their state school funding systems.

District 3 (Filing 3, 5, 9)

Dana Elkind – Current Resident Delegate

I would like to be the District 3 delegate for the Stapleton Master Community Association. My wife, Melinda and I have lived in Denver for 10 years and moved to Stapleton 1 ½ years ago. We have two grown sons – Stephen is a senior at George Washington University in Washington, DC and Richard is a law student at Cornell University in Ithaca, NY. I have over 20 years of management experience working with budgets as large as 23 million dollars. I am currently an account executive for a technology firm. I have volunteered on many non-profit boards including the Arthritis Foundation. Your district needs a home owner representative to replace the Forest City appointed delegate. I ask you for your vote and will represent you as a homeowner in District 3.

Don M. Herman – Resident Nominee

I have lived in Stapleton for just 2 years, but have come to see it as the most vibrant community in the Denver Metro area. From the parks and recreation areas to the events and the lively shopping and social activities, Stapleton is truly a model community. I would work to protect and enhance the atmosphere that has already developed, while cooperating with other Delegates to balance the opportunities for all districts. The letter mentions that Delegates also serve on the Stapleton Design Review Committee for renovations and remodeling. I have participated in dozens of architectural design and review meetings (charrette), and am very familiar with the collaborative design processes used to produce quality designs.

Thank you for the opportunity to place my name into nomination for the Board of Communitywide District Delegates. I look forward to serving with you to improve the Stapleton community.



District 4 (Filings 6, 8, 10, 17)

Dan Prather – Current Resident Delegate

I am interested in serving as a District 4 community delegate to continue contributing my community experience in a new environment. I served as HOA president for seven years in my previous living community in City Park West and moved to the Stapleton community this past summer. Since I have settled in my new location, one of my goals is to become involved in the community; I am now prepared to work towards achieving this goal.

Caroline Batorowicz – Resident Nominee

I have lived here for a year now and look forward to spending the better part of my life here. I have two children who automatically help to create a strong bond with this neighborhood, schools, sport activities, etc. I am very concerned with Stapleton issues and would like to be a part of helping Stapleton to grow and flourish. I am also an architectural designer and therefore very interested in serving on the Design Review Committee.

Chantell Taylor – Resident Nominee

I am interested in serving as a Delegate because I am a devoted community activist, a parent of two young children (one currently in kindergarten at Bill Roberts), an attorney and a person with vision. My husband and I moved to Stapleton in 2006. We have lived all over Denver, including a loft by the baseball stadium downtown, the older neighborhood of Mayfair and the relatively new Lowry development. We were drawn to Stapleton by the vivacity of the community and the concentration of amenities for families. I am currently the director of Colorado Ethics Watch, a nonprofit legal watchdog group that I launched in August 2006. It is apparent that Stapleton has infinite potential. It would be a privilege to contribute my energy and professional skills to help maximize that potential.

District 5 (Filings 11, 15)

Jason Dembeck – Current Resident Delegate

My wife Sara and I moved to Stapleton less than a year ago from Washington Park. Like many of you, we found a great neighborhood with a sense of community that was lacking with our former home. I feel very fortunate that we decided to move here and would welcome the opportunity to serve our community. As a District Representative, I will bring a unique set of perspectives as parent, property owner and business owner. Balancing these perspectives with my expertise in residential real estate, I will make sound decisions for our community that will not only benefit us today but for many years to come. I am a Residential Real Estate Broker and owner of the Metro Brokers of Cherry Creek real estate office.

Lucia Correll – Resident Nominee

I would like to be a delegate to the MCA for district 5. I have a strong interest in community development and a belief in the values of the Stapleton Community. I would like to enhance the community understanding of the various entities involved in the Stapleton Community.

I am a social worker by training and worked recently for 6 years overseas in a developing country, assisting governments to establish child welfare policy and programs. I have worked for the past twenty years with community agencies, diplomats and government departments and ministries so I am able to work with diverse and complicated people and issues. I am self employed and work part time which gives me time to be involved in community activities.

I hope you will consider me as a delegate to the MCA Board.



David Mueller – Resident Nominee

My partner and I moved to Stapleton two years ago. We are very excited to be a part of such a diverse and dynamic community. I currently serve as a board member for Garden Courts IV, and was recently reelected to serve for another two years. As a board member, I have represented our residents with integrity and an outlook toward the future. I have spearheaded many efforts to resolve residents' concerns and pass budgets that solve short-term issues and plan for long-term goals. I recently worked with the S.U.N. transportation board and the City of Denver to address street signage and speeding issues at Havana Street and MLK. As a small business owner, HOA board member and a manager, I will always represent the best interest of our residents. I look forward to the opportunity to continue to serve our community as a district delegate.

Steve Lawrence – Resident Nominee

Steve and his wife Irene Ledesma moved to Stapleton's Eastbridge neighborhood in 2007 from a 100-year-old home in Denver's Washington Park.

Steve has a Masters Degree in Public Administration with a specialty in Local Government Management. He spent 2 sessions as a Legislative Aide in the Colorado State Senate, and he is an active attendee at Stapleton United Neighbors (SUN) and Park Creek meetings.

Steve says that he and Irene (a former Dental Assistant and now an Interior Design student) were attracted to Stapleton because of the planned community and greenbuild commitment. Steve's immediate goals include integrating the management of common areas and pools with promoting the efficient building of the Rec Center, library, RTD Light Rail hub, and the Eastbridge town center. He also hopes to implement an easy-to-use electronic communications system for the neighborhood.

District 6 (Filings 12, 18, 19)

Michael Kearns – Current Resident Delegate/ MCA Executive Board Member

Michael Kearns has lived in Stapleton since 2004 (with his wife Diana and daughter Aydan). Michael is a REALTOR® with RE/MAX City Horizons @ Stapleton and specializes in Stapleton real estate. Prior to entering the Real Estate profession, he had 16 years experience in corporate Human Resources and Recruiting with companies nationwide. Michael is committed to the Stapleton community, currently serving as President of the Rotary Club of Denver Stapleton, he is a charter member of the Greater Stapleton Business Association, and a member of the Stapleton Parks Advisory Group. Diana and Michael helped sponsor Stapleton Block Party Day, Recycle-It @ Stapleton, and the Stapleton Charity Chase, and organized and sponsored the 2006 Stapleton Community Garage Sale.

District 7 (All current and future filings not identified above)

John Lehigh – Developer Appointed

John Lehigh is the President and Chief Operating Officer for Forest City Stapleton, Inc., the development company that is transforming the former Stapleton International Airport into a new community of 12,000 homes, 35,000 jobs and more than 1,100 acres of parks and open space. He brings more than 30 years of major real estate development experience to his role in overseeing the transformation of Stapleton into a mixed-use community of urban villages organized around neighborhood town centers that include parks, schools, public buildings, multi-modal transportation, employment and retail.