

# MASTER COMMUNITY ASSOCIATION, INC.

Dear MCA Member:

As you may know, for as long as there has been this development, there has been a movement to drop the name Stapleton because of its historical association with the Ku Klux Klan. The latest effort to change the name is by a number of residents and non-residents affiliated with "Rename Stapleton for All." As a name change is a major decision to make, the MCA District Delegates ask for your direction on how to vote on this issue.

In 2002, Forest City Stapleton filed the Community Declaration that established the new community at the former Stapleton airport site. Article 1, Section 1.4 of the Community Declaration states the "initial name" of the master community will be STAPLETON, and sets forth a process for how the name can be changed. Delegates may recommend a name change to the MCA Board of Directors. The Directors may then approve the name change and a further vote of MCA would not be needed. Forest City Stapleton has the power to veto that decision. Although it has notified the MCA that it will not cast votes in this election, nor will it veto any name change recommended by the Delegates and accepted by the Board. This process for changing the name of the Community is valid until October 4, 2021, at which point under Section 11.8, 51% of the votes directly from the Residential Units and 51% of the votes directly from the Commercial Units and 51% of the votes of apartment owners (as well as 51% of votes from any other class of Units) will be required to change the name.

Changing the name at this point would NOT change historical legal documents, such as plat maps, sub-associations, or property deeds for communities in existence, but it would change the name on all future legal documents moving forward. In addition, MCA would use and promote the new name officially.

To that end, MCA, by and through the Delegates, is requesting your vote on this issue.

Enclosed please find the following documents for your review:

- (1) quorum requirements for each Delegate District;
- (2) vote by mail ballot Question #1 to direct your District Delegate how to cast your vote on renaming;
- (3) vote by mail ballot Question #2 to direct your District Delegate how to cast your vote on the vote on a Special Assessment to fund the name change and rebranding.
- (4) direct vote on Question #3 the proposed amendment to the Declaration to change the way the community can be renamed in the future;
- (5) a place for alternative Community names for consideration and
- (6) statements in support of and in opposition to the name change.

So long as a quorum of ballots (10% per Delegate District) is returned, your Delegate will be obligated to cast District ballots for or against the name change in the same proportion as the votes received. By way of example, if 10 ballots are cast, 6 in favor and 4 against, and if there

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are a total of 1000 votes in your District, then the Delegate will cast 600 votes in favor and 400 votes opposed. This is required pursuant to Sections 3.3 - 3.7 of the Declaration. If a 10% quorum is not achieved in a District, then the Delegate in that District may cast ballots using his or her discretion. Please refer to the enclosed chart to determine how many votes are required to establish quorum for your District. A majority of the total votes of all members in all Districts will determine the non-binding recommendation of the name change from the District Delegates to the MCA Board.

As part of the name change initiative, a proposed amendment to the Declaration is being presented for member vote to amend Article 1, Section 1.4 of the Declaration to require that any future attempts to change the name of the community require a vote of 51% of each class of Owners in the Community as set forth in Section 11.8 described above. The current process for changing the Community name does not require a vote by the members, but rather is determined by the MCA Board based on the Delegates' recommendations. This process will automatically expire October 4, 2021. However, if approved, the proposed amendment would terminate this process before the October 4, 2021 expiration date and all future name change initiatives would require a 51% vote of each class of the membership. This proposed amendment itself must be approved by at least 51% of the votes from the residential units (a total of 4244 out of 8320 votes) and 51% of the votes from the commercial units (a total of 938 out of 1838 votes) and 51% of the votes from the Apartment Units (207 out of 405), plus the written consent of the Community Association. The proposed Declaration amendment will be effective upon recording with the Denver County Clerk and Recorder and Adams County Clerk and Recorder. If the proposed Declaration amendment passes, it will be recorded after the Delegates have made their recommendation to the MCA Board regarding the name change and the MCA Board has voted on the renaming issue.

While the ballots are secret ballots, the ballots are NOT confidential, and may be inspected and copied by MCA members.

Please complete the ballots showing your preferences. Once completed, place your ballot in the return envelope. You must then complete the return envelope with your printed name, signature and address and return it to the address below by July 31, 2019. If you are not the property owner, please provide a valid Power of Attorney indicating your authority to sign for the owner. **BALLOTS MUST BE RETURNED USING THE ENCLOSED SELF ADDRESSED STAMPED ENVELOPE ADDRESSED TO: MASTER COMMUNITY ASSOCIATION, INC., C/O JAMES MOORE & ASSOCIATES P.C. ACCOUNTING, 3131 S. VAUGHN WAY, SUITE 120, AURORA, CO 80014. BALLOTS RECEIVED AFTER JULY 31, 2019 WILL NOT BE COUNTED. ONCE CAST, A BALLOT MAY NOT BE REVOKED. PLEASE CONTACT MCA FOR INSTRUCTIONS. IN THE EVENT OF A LOST BALLOT, REPLACEMENT BALLOTS MAY BE OBTAINED FROM THE ASSOCIATION.** The Association may be reached at 303-388-0724 or visit our website at [www.stapletoncommunity.com](http://www.stapletoncommunity.com). Only one ballot may be cast per address. Multiple conflicting ballots cast for the same address will not be counted.

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8351 E. Northfield Blvd. Denver, Colorado 80238  
PHONE 303-388-0724 FAX 303-388-1673  
[www.stapletoncommunity.com](http://www.stapletoncommunity.com)

# MASTER COMMUNITY ASSOCIATION, INC.

Once the votes are counted, the Delegates will meet to formalize the vote and recommend to the Board on how to proceed.

Very truly yours,

*YOUR DISTRICT DELEGATES*

MCA Board of Directors  
Enc.

# MASTER COMMUNITY ASSOCIATION, INC.

## QUORUM REQUIREMENTS PER DISTRICT

DISTRICT	RES	COM	APT	TOTAL VOTES	NUMBER OF VOTES FOR 10% QUORUM
1 North Eastbridge & Bluff Lake	742	63	18	823	82
2 29 <sup>th</sup> Ave Town Center & Original Stapleton	931	107	80	1118	111
3 Westerly Creek	806	94	178	1078	107
4 South End	668	68	18	754	84
5 South Eastbridge	1140	0	24	1164	116
6 Central Park North & Central Park West	1573	12	0	1585	158
7 Centerfield/Northfield	49	1315	70	1434	143
8 Conservatory Green	746	84	17	847	84
9 Willow Park East & Wicker Park	1010	0	0	1010	101
10 Beeler Park	642	0	0	642	64
11	13*	0	0	13*	
12 FBI Building	0	92.6	0	92	
<b>TOTAL</b>	<b>8320</b>	<b>1838</b>	<b>405</b>	<b>10,563</b>	

**\*DOES NOT INCLUDE LOTS OWNED BY BUILDERS or DEVELOPER**

# MASTER COMMUNITY ASSOCIATION, INC.

BALLOT TO INSTRUCT DELEGATE OF DISTRICT: \_\_\_\_\_

Votes allotted to this address: \_\_\_\_\_

I/WE REQUEST THAT OUR DELEGATE VOTE AS FOLLOWS ON THE INITIATIVE TO RENAME STAPLETON.

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## QUESTION #1 PLEASE CLEARLY CHECK ONE OPTION ONLY

- THE NAME "STAPLETON" SHOULD BE LEGALLY REMOVED FROM ARTICLE 1.4 OF THE COMMUNITY DECLARATION AND A NEW NAME SHOULD BE USED AS THE FORMAL REFERENCE TO THE COMMUNITY.
- THE NAME "STAPLETON" SHOULD BE RETAINED AS THE LEGAL NAME OF THE COMMUNITY AS STATED IN ARTICLE 1.4 OF THE COMMUNITY DECLARATION.

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## QUESTION #2 PLEASE CLEARLY CHECK ONE OPTION ONLY

- THE MCA SHOULD ENACT A ONE-TIME SPECIAL ASSESSMENT, NOT TO EXCEED A SINGLE MONTH'S ASSESSMENT TO EACH RESIDENTIAL, COMMERCIAL AND RENTAL UNIT TO PROVIDE THE NECESSARY RESOURCES TO LEGALLY CHANGE THE NAME AND RE-BRAND THE COMMUNITY UNDER A NEW NAME.
- THE MCA SHOULD NOT ENACT A ONE-TIME SPECIAL ASSESSMENT FOR THE PURPOSE OF PROVIDING THE NECESSARY RESOURCES TO LEGALLY CHANGE THE NAME AND RE-BRAND THE COMMUNITY.

THIS BALLOT MUST BE RECEIVED BY JULY 31, 2019

**THIS BALLOT MAY NOT BE COPIED OR ALTERED IN ANY WAY**

# MASTER COMMUNITY ASSOCIATION, INC.

Votes: \_\_\_\_\_

## QUESTION # 3

### PROPOSED DECLARATION AMENDMENT TO ARTICLE 1, SECTION 1.4:

Repeal and Restatement. The fourth and fifth sentences of Article 1, Section 1.4 are hereby deleted and replaced with the following:

THE NAME OF THE COMMUNITY CAN ONLY BE CHANGED BY A 51% VOTE OF EACH CLASS OF UNITS AS DESCRIBED IN ARTICLE 11.8

I/We cast my/our vote in reference to the proposed Amendment to the MCA Declaration as indicated below:

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### PLEASE CLEARLY CHECK ONE OPTION ONLY

- VOTE IN FAVOR OF AND APPROVE THE PROPOSED AMENDMENT AND THE MCA DECLARATION SHOULD BE AMENDED AT ARTICLE 1, SECTION 1.4 TO READ: "THE NAME OF THE COMMUNITY CAN ONLY BE CHANGED BY A 51% VOTE OF EACH CLASS OF UNITS AS DESCRIBED IN ARTICLE 11.8".
- VOTE AGAINST AND REJECT THE PROPOSED AMENDMENT AND THE MCA DECLARATION SHOULD NOT BE AMENDED AT ARTICLE 1, SECTION 1.4 TO READ: "THE NAME OF THE COMMUNITY CAN ONLY BE CHANGED BY A 51% VOTE OF EACH CLASS OF UNITS AS DESCRIBED IN ARTICLE 11.8".

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ARGUMENT FOR THE NAME CHANGE, FROM RENAME ST\*PLETON FOR ALL:

To residents, we are your neighbors; to businesses, we are your customers; to schools, we are your students and the parents of your students. We want you to know that we did not initiate this “referendum” process, as we believe that more community engagement on the issue should occur before members or delegates vote. However, since you are being asked, **we ask you to vote: (1) FOR renaming our community to something we can be proud of, (2) AGAINST a special assessment, (3) AGAINST an amendment to change this renaming process.**

Here are the facts: Our community takes its name from the former airport that honored Denver Mayor Benjamin F. Stapleton, Member #1128 of the Ku Klux Klan. In the 1920s, there were over 35,000 members statewide; half were in Denver. The electoral power of the KKK controlled politicians, and the Klan terrorized Jews, Catholics, African Americans, Hispanics, and others. Members drove around on Friday nights insulting Jews in the West Colfax area, and they boycotted Jewish businesses. African American homes were firebombed without redress. Irish and Italians, especially teachers, were discriminated against as “papists.” In 1923, when critics learned Stapleton was a Klansman, a recall election occurred. To ensure Klan support, Stapleton promised: “I will work with the Klan and for the Klan in the coming election. And if I am re-elected, I shall give the Klan the kind of administration it wants.” Stapleton survived recall and appointed Klansmen to significant city positions.

Contrary to what some claim about Benjamin Stapleton, Professor Robert Goldberg, author of *Hooded Empire, The Ku Klux Klan in Colorado*, has recently stated: **“Stapleton never ‘publicly split’ from the Klan. He did not fire all of the Klan members in his administration—only those loyal to John Galen Locke [then the Colorado KKK Grand Dragon]. I never found a public apology or statement of regret from Ben Stapleton regarding his membership in the Klan nor his willingness to allow Klan members in his administration to administer Hooded justice or policy. I found no amends, significant or otherwise.”**

In 2001, people of color and their allies began to explain how personally hurtful it is that the place where their families live continues to honor a Klansman through its name. Local organizations have dropped the name, and most recently, in May, DSST removed the name from its school and renamed itself DSST Montview. **Let’s build on their work, begun by our neighbors and continued by our children: to make a principled decision about whom we honor with our community name.** For more information, visit [www.renameforall.com](http://www.renameforall.com).

Additionally, we OPPOSE a special assessment for “rebranding.” The \$300,000 figure was the result of a single company’s informal estimate, without competitive bidding. Other options should be explored: grants, MCA budget surplus, or a contribution by Forest City Stapleton/Brookfield, which itself has rebranded, moving away from the use of “Stapleton” to “80238: 12 Neighborhoods Strong.” However, even if a special assessment were used, the cost per unit would only be approximately \$43. Although businesses using the name Stapleton would not be required to change their names, if they want to do so, there should also be funds available for their assistance. We also OPPOSE the proposed amendment to the Declaration because it would dilute the voting power of residents and amplify the voting power of commercial owners on the name change issue.

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## ARGUMENT AGAINST THE CHANGE:

The community of Stapleton derived its name from the site of Denver's former airport, that after 65 years was moved to the present site that is DIA. The following is an excerpt from the Stapleton Green Book in which the community's values are outlined: "Stapleton will be part of the legacy left to future generations. It provides a model for addressing the economic and social needs of all people while respecting our natural world; it is a legacy for which we can all be proud. We benefit daily from the beauty and opportunity created by the vision of DeBoer, Speer, Cranmer and so many others over the last century."

Denver Municipal Airport was opened in 1929, spearheaded by the then Mayor, Benjamin Stapleton, and the Parks Department Manager, Charles Vail. It was renamed Stapleton Airfield in 1944 in honor of Mayor Stapleton. While it is true that Stapleton was a member of the Ku Klux Klan and was supported by them in his first election in 1923, only two years later in April 1925 he publicly split from the organization and most notably, he fired his police chief and other Klan members of his administration. He ran for re-election in 1927 without the Klan's support and also successfully for State Auditor, and then three more times for Mayor. The Klan era was an ugly period, but he evolved and sought change, as did our City, state and country. He accomplished great things as Mayor and our community should not lose its iconic name because of one short period of his past of which he made significant amends.

A name change would impose an unnecessary financial burden on MCA, which will be assumed by homeowners with initial estimates to implement these changes costing approximately \$300,000. Beyond the legal fees of a name change, MCA would need to change the logo, update the website, change the physical signs throughout the community, as well as expensive communications efforts to educate the public. This money would be better spent replacing outdated playground structures, upgrading our pools and improving our parks.

The name Stapleton does not advocate the decisions made by an individual almost a century ago; instead it demonstrates that change and looking forward can be positive as well as it being important to remember what happened in the past, but not to live in it. Stapleton is an iconic name and a wonderful community that is inclusive of all. An airport, or even a Mayor, does not define what this community is today, we do.



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USE THIS PAGE TO SUGGEST ALTERNATIVE NAMES FOR CONSIDERATION IF THE VOTE IS TO MOVE FORWARD WITH AN OFFICIAL NAME CHANGE

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

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IS THERE ANYTHING ELSE THAT YOU WOULD LIKE US TO KNOW ABOUT THIS ISSUE?