

Boulder Dance Coalition

Annual Meeting 2026 Agenda



Welcome; remarks from the President

Avalon Management Committee

Communications Committee

Finance Committee

Property Management Committee

Membership and Giving

About the Directors Election

Questions

Board of Directors

2025–26



	Term Ends	Office
Steward Hartman	May-2026	
Chuck Palmer	May-2026	
Caroline Stepanek	May-2026	
Dorothy Vernon	May-2026	President
Susie Reisser	May-2027	Secretary
Larry Utter	May-2027	Treasurer
Bob Warden	May-2027	
Marshall Shapiro	May-2028	
Caroline Fuller	May-2028	Vice President

Avalon Management Committee (AMC)



Marshall Shapiro

The AMC manages the Avalon dance spaces and supervises the Manager.

Becky Bragg, Chair
Chuck Palmer
Marshall Shapiro,
Secretary
Caroline Stepanek
Mary Wohl Haan,
Work Coordinator

2025–26 Accomplishments Summary:

- Reviewed Avalon storage fees; converted the Red Room to become member storage
- Reviewed and updated Skedda policies
- Signed contract with Boulder Art Association; held first display
- Coordinated clean-up days
- Began design for new studios: Old Tango Office space, North Hall, Wilson Studio
- Began an update to the harassment policy signage

Avalon Management Committee (AMC)



2026–27 Major Projects:

- Finalize and install a BDC timeline display
- Complete stage renovations in ballroom
- With the PMC, finish design and start construction in new studios
- With Communications Committee, design and install entrance signage
- Review donated artwork and select pieces to keep; sell excess

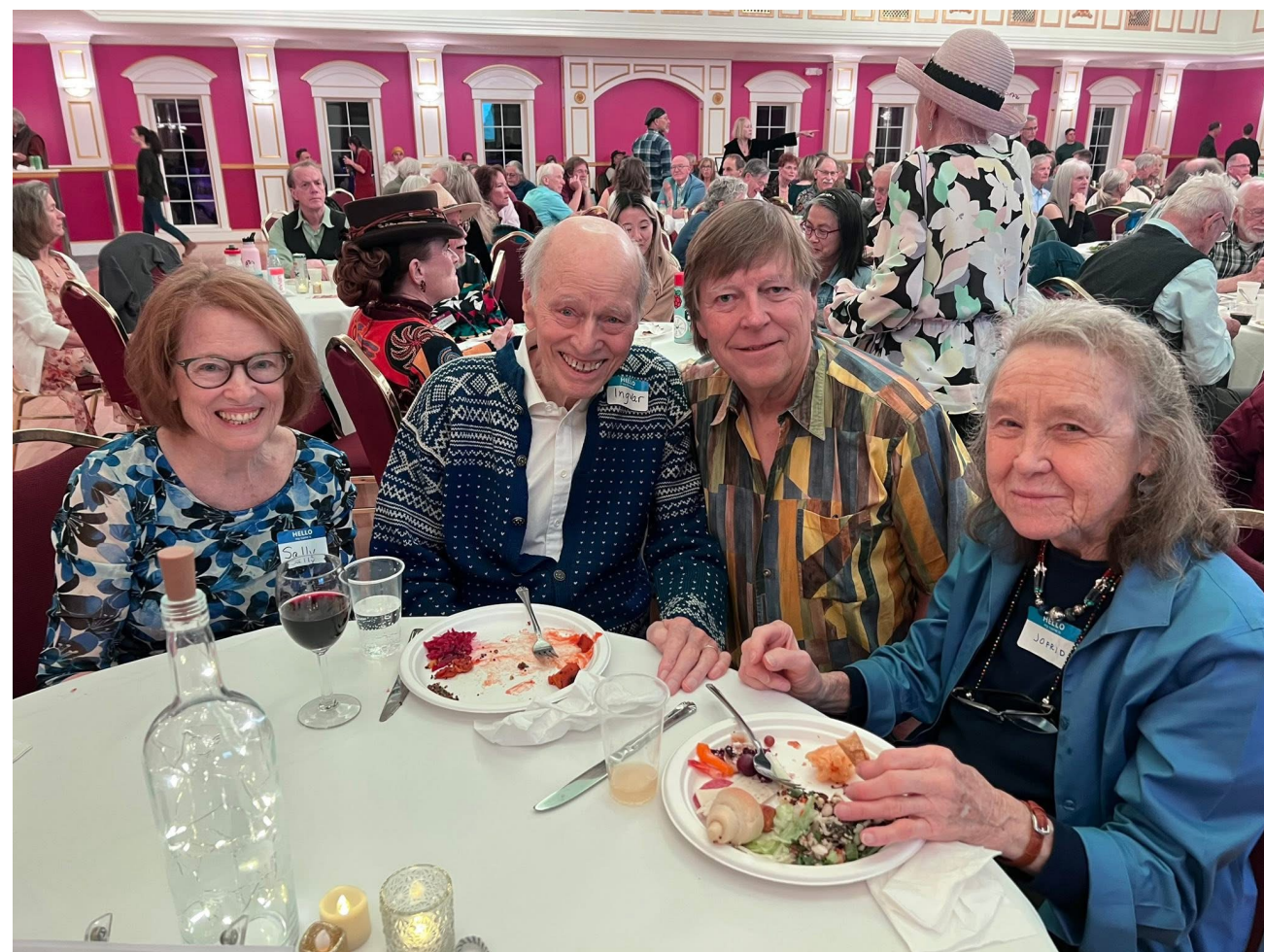
Communications Committee



Marshall Shapiro

The Communications committee engages members and attendees to inspire a feeling of community.

Bob Warden
Marshall Shapiro
Heather Szott



2025–26 Accomplishments Summary:

- 20th Anniversary Party!
- Started a communications plan for members and the general public:
 - Signs, social media, marketing, branding, website, posters, and information distribution
 - Using MailChimp for both external and internal messaging

Communications Committee



2026–27 Major Projects:

- Replace the web site!
- Finish and implement the communications plan
- With the AMC, design and install entrance signage

Finance Committee

Caroline Fuller



The finance committee oversees the BDC finances, budget, and taxes.

Caroline Fuller
Chuck Palmer
Larry Utter,
Treasurer
Steward
Hartman

2025–26 Summary:

- BDC is in a strong financial position.
- We can easily pay current expenses from our current revenues.
- We expect to have sufficient cash-flow to finish the ballroom and build additional dance spaces without borrowing.
- While Chuck has granted extremely favorable terms for BDC's debts to him, donations will be essential to retire the debt to him in a reasonable timeframe.

Finance Committee



Property Tax Exemption Update:

Following the 2024 building purchase and the 2025 property tax exemption application:

- We await a decision on the exemption
- If granted, BDC will save approximately \$120,000/year in property taxes

Balance Sheet



Assets			
	Cash and Investments		299,200
	Property (Assessed Value)		
		Building and Land	5,817,000
		Personal Property	575,000
Total Assets			6,691,200
Liabilities	Long Term -Chuck Palmer		2,740,000
	Short Term		23,000
Total Liabilities			2,763,000
Equity			3,928,200

2026 Projected Cash Flow



Revenues			
	Avalon Operations		
		Facility Fees (all Spaces)	323500
	Commercial Tenants		
		Rental Income	160000
		Utility Income	136000
	Utility Rebates		67950
	Donations	Routine	17050
		Extraordinary	71578
	Memberships		7317
Total Income			783395

2026 Projected Cash Flow, Cont.



Expenses	Avalon Operations			
		Payroll and Taxes	100000	
		Office Expenses	6000	
	Building Operations			
		Maintenance	20000	
		Utilities	81000	
		Insurance	29000	
		Misc.	15000	
		Office Expense	4000	
	Property Taxes		37750	1
	Capital Improvements		100,000	2
	(inc. website)			
	Debt Service		100,000	3
	Professional Fees		23500	
Total Expense			516250	
Net Income			267145	

Notes

1. Property Taxes assume exemption application is granted.
2. No budgets or timelines have yet been prepared for possible capital improvements
3. \$100,000 principal payment was paid in spring 2026; no additional payments have been authorized at this time.

Property Management Committee (PMC)



Chuck Palmer

The PMC maintains and improves the building and grounds.

Tom Crowley
Scott Gregoire
Chuck Palmer
Ed Smelko

2025–26 Accomplishments Summary:

- Replaced 7 roof top air-condition units (HVAC) with heat pumps
- Ballroom HVAC system sensors and functioning (continuation from ballroom remodel)
- Many, many repairs and standard maintenance: plumbing, lighting, network system, HVAC and more

Property Management Committee (PMC)



2026–27 Major Projects:

- Continued improvements to ballroom HVAC system.
- With the AMC, remodel new and existing dance studios

Membership and Giving

Larry Utter



The Membership committee keeps an accurate list of members and donors.

We had 102 paid members in 2025; as of this meeting, we have 88 members in good standing.

Membership and Giving



2025 Donations:

- Individuals: \$3,820
- Colorado Gives Day: \$20,137

Thank you everyone who has donated!

Avalon building ownership is a direct result of legacy giving.

We urge those who are able to leave some amount in their estate to the BDC. Legacy giving will be essential to to pay down the mortgage principal.

We can accept:

- Crypto: Bitcoin, Ethereum, & USD Coin via every.org
- Stock gifts
- Zelle payments from banking app to membership@boulderdancecoalition.org
- Colorado Gives Day

Election of Directors



Nominees:

- Dorothy Vernon
- Chuck Palmer
- Steward Hartman
- Caroline Stepanek
- Danny Balgooyen

Procedures for Voting

- From the Bylaws:
 - The number of Directors shall be not fewer than three nor more than fifteen.
 - A quorum shall be 30% of the Members of record as of the date of the Annual Meeting.
 - Election of Directors shall be done using a secret ballot. Each Director shall be elected by the affirmative vote of a simple majority of the votes cast for that Director.
- With 87 members, a 30% **quorum is 27.**

Election results will be announced on June 24 via email.

Questions



Interested in attending a board meeting?

Usually the first Thursday of the month at 5:30pm via zoom

Contact: president@boulderdancecoalition.org

Minutes of board meetings are published at:

[https://boulderdance.org/Public_Documents/BDC Meeting Minutes/](https://boulderdance.org/Public_Documents/BDC_Meeting_Minutes/)

Boulder Dance Coalition website: www.boulderdance.org