

Murphy Creek Metropolitan District #3  
23801 E Florida Ave.  
Aurora, CO 80018

<https://www.murphycreek.org/home/>

NOTICE OF REGULAR MEETING AND AGENDA

DATE:	January 17, 2024
TIME:	6:00 pm
LOCATION:	23801 E Florida Ave. Aurora, CO 80018
Board of Directors:	
Margaret Booker	Dennis Lyon
Alex Ortiz	Glenton Mueller
Joshua Rodriguez	

- I. EXECUTIVE SESSION @ 5:00 PM TO CONSULT WITH LEGAL COUNSEL REGARDING ISSUES RAISED IN THE DISTRICT'S ANNUAL AUDIT AND PENDING LITIGATION
  
- II. ADMINISTRATIVE MATTERS
  - A. Call to Order/Declaration of Quorum
  - B. Approval of Agenda, Meeting Location and Posting Location
  - C. Update on Filing of Board Member Oaths
  - D. Public Comment: Members of the public may express their views to the Board on matters that affect the District and on items not on the agenda. Comments will be limited to three (3) minutes per speaker and 30 minutes total.
  - E. Election of Officers
  - F. Consider Acceptance of Prior Meeting Minutes
    1. October 12, 2023 Regular Meeting Minutes
    2. November 15, 2023 Special Meeting Minutes
    3. November 20, 2023 Special Meeting Minutes
  - G. Consider Approval of Prior Meeting Minutes
    1. December 20, 2023 Special Meeting Minutes
    2. January 8, 2024 Special Meeting Minutes
  - H. Review and Consider Approval of Annual Administrative Resolution
    1. Annual Meeting Date
  
- III. CONSULTANT MATTERS
  - A. Legal Update – Paul Rufien
    1. Consider Stipulated Motion to Dismiss City of Aurora vs. Matthew West, Debra West, and Murphy Creek Metropolitan District No. 3
  - B. Security Update – Andy Carroll
  - C. Landscape Update – Carlos Esquivel
    1. Proposal 8783 – Smart Irrigation Controller Installation (\$107,212.95)
    2. Little Library at Clubhouse
  - D. Communications Update – Margie Sobey
  
- IV. FINANCIAL MATTERS
  - A. Review and Acceptance of December 31, 2023 Financial Statements

1. Payment Plan Request of 24-36 months for Account 575670
- B. Update on Refinance
- C. 2024 Budget
  1. Open Hearing
  2. Review of 2024 Budget
  3. Close Public Hearing
  4. Adoption of Budget Resolution and Confirmation of 2024 Mill Levy
  
- V. OTHER BUSINESS
  - A. Review and Consider Approval of 2024 Wind & Hail Deductible Buy Down
  - B. 2024 Pool Management Agreement with Doherty Pool Management
  - C. Review and Consideration of Designated Election Officer and Proposal for Special Election required by §§1-13.5-111(2) and (3)
  - D. Clubhouse Rental Deposit Discussion
  - E. Review and Consider Approval to Replace the Clubhouse Refrigerator and Stove
  - F. Acknowledge Resignation of Pauline Welch as Clubhouse Cleaner
  - G. Approval of Lock Rekeying – Clubhouse/Tennis Courts/Pool
  
- VI. BOARD MEMBER COMMENTS
  
- VII. OTHER ITEMS TO DISCUSS
  
- VIII. CONFIRM QURUM FOR NEXT SCHEDULED MEETING – FEBRUARY 21, 2024 @ 6:00 PM
  
- IX. ADJOURNMENT