

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD MAY 22, 2024**

A special meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, May 22, 2024, at 6:00 p.m. at the Murphy Creek Community Center/Clubhouse at 23801 East Florida Avenue, Aurora, Colorado 80018. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Dennis Lyon

Margaret Booker

Glen Muller

Alex Ortiz

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Paul Rufien, Rufien Law

Margie Sobey, The Consulting Source, Inc.

Ben Randall, LMI

Andy Carroll, Metropolitan District Public Safety Group

Several constituents were also in attendance.

Executive Session

Following a motion made by Director Lyon, seconded by Director Booker and, upon vote, the Board entered Executive Session pursuant to C.R.S. §24-6-402(4)(b) to discuss legal questions at 5:02 p.m. Following discussion, upon a motion by Director Lyon, seconded by Director Ortiz and, upon vote, unanimously carried, the Board adjourned Executive Session at 5:30 p.m.

Study Session

Following a motion made by Director Lyon, seconded by Director Booker and, upon vote, the Board entered into a Study Session to discuss volunteer committee policy, procedures and insurance coverage, and clubhouse rental procedures.

Administrative Matters

Call to Order/Declaration of Quorum – Director Lyon called the meeting to order at 6:00 p.m. Quorum was declared with 4 of 5 Board members in attendance. Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board excused Director Rodriguez’s absence.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Muller, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the agenda as amended. Ms. Torgerson noted the agenda and notice of meeting was posted to the District’s website on Friday, May 17, 2024.

Special Election Update

Oath of Office Update - Ms. Torgerson noted that all Oath’s of Office have been submitted to the County Courts, County Clerk and to the Department of Local Governments as is required by Statute.

Election of Officers – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board elected the following officers:

- President – Dennis Lyon
- Vice President – Glenton Muller
- Secretary – Margaret Booker
- Treasurer – Alex Ortiz
- Member at Large – Joshua Rodriguez

Public Comment – Questions were asked about what the officers are, who fills those positions, when the pool is scheduled to open for the season.

Ms. Pamela Evans asked if the District could look into mosquito control for the detention pond at Louisiana Parkway and the 15th tee.

Ms. Margie Sobey provided information about a community meeting, being held on July 13 at 6 pm regarding the Aspen Business Park that is going to be built at Yale and Gun Club.

Consider Approval of Prior Meeting Minutes – April 17, 2024

Regular Meeting Minutes – Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the April 17, 2024 Regular Meeting Minutes as amended.

Consultant Matters

Legal Update – Paul Rufien - Mr. Rufien indicated an amendment was made to the original complaint which restarts the time frame for response.

Security Update – Mr. Carroll noted there were two larcenies in the last 30 days. A proposal from Security Central was received

earlier in the day and sent to Management for dissemination to the Board.

Landscape Update – Ben Randall – Mr. Randall provided an update on the landscaping through the District including left over leaf clean up and the addition of mulch on District trees. Tree trimming is ongoing and should wrap up shortly. There have been numerous irrigation issues caused by the boring taking place by Lumen. The Board reviewed the following proposals:

Proposal 14529 – test areas for native grass – the Board requested LMI cut back on watering by 40% in the proposed area and remove the rtf seed and rebid.

Proposal 14531 – native weed spray – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the native weed spray at a cost of \$2965.34.

Proposal 14525 – mulch installation at Grand Baker tot lot – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the installation of additional mulch at the tot lot on Grand Baker at a cost of \$3122.31.

Proposal 14527 – Linden replacement at tot lot and crabapple installation at community garden – Following discussion, upon a motion made by Director Lyon, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the proposal at a cost of \$3194.99 provided the crabapple trees are exchanged with Chanticleer pear trees.

Communications Update – Margie Sobey – There was no communications report.

Financial Matters

Review and Acceptance of April 30, 2024 Financial Statements – Ms. Torgerson reviewed the financial statements for the period ended April 30, 2024 with the Board. Following discussion, upon a motion made by Director Muller, seconded by Director Ortiz and, upon vote, unanimously carried, the Board accepted the financials for the period ended April 30, 2024, as presented.

Other Business

Discussion Regarding Murphy Creek Swim Team – Ms. Cummings was in attendance to ask for approval for the proposed swim team to use the facility for practices only and for approval to purchase a lane line for the pool. Upon discussion, the Board requested Ms. Cummings come back in the fall with a detailed proposal for consideration by the Board. At

the current time, a swim team with proposed practice before the start of the day, would have to be discussed with Front Range Recreation and would disrupt senior swim.

Newsletter Update – Ms. Booker thanked Ms. Sobey for her hard work and dedication to the District. A mockup of the newsletter was presented with the name of Murphy Creek Chronicles. It is anticipated the first issue will be published in September after review by the Board.

District Committees – Each committee charter will need to be submitted for consideration at the June meeting.

District/HOA Community Center Project – Ms. Torgerson and Directors Lyon, Ortiz and Muller will be meeting with Listen Up to confirm the scope of work for the acoustic project on May 30, 2024 at 10 am. The Board discussed the need for paint and lighting within the facility which should be done concurrently with the acoustic project. Director Ortiz will work on obtaining proposals for each. Ms. Torgerson will assist as needed.

Garden Club Discussion

Budget Proposal – the Board discussed the proposed budgetary request from the Garden Club and tabled action until additional information is received regarding the rock requested. The Board also discussed communicating with the club and requesting they agree to a committee charter to ensure funding is requested annually and the Committee understands they have no authority to spend funds without the Board's approval.

Contract Discussion – Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller and, upon vote, unanimously carried, the service agreement with The Consulting Source is to be terminated on June 30, 2024. Payment through June 30, 2024 was provided to Ms. Sobey.

Determine Scope of Work for Project Coordinator including Resurfacing – Following discussion, the Board determined Director Ortiz will handle coordinating projects for the clubhouse as part of his role as chair of the Projects committee.

Review and Consider Approval of Proposal for Light Repair at the Tennis Courts – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and upon vote, unanimously carried, the Board approved the proposal from Radiant Lighting to repair the pole lights at the tennis courts at a cost of \$4792.83.

Review and Consider Approval of Tot Lot Equipment Replacement Proposal – Following discussion, upon a motion made by Director Muller, seconded by Director Ortiz and, upon vote, unanimously carried,

the Board approved the spring rider to be replaced at a cost of \$2507. The slide is going to be replaced under warranty.

Pool Update – Handrails – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and upon vote, unanimously carried, the Board approved Front Range Recreation to replace the handrails at the pool at a cost of \$1125.94.

Draft Website Accessibility Policy Discussion – The Board tabled this item until the Communications Committee has reviewed it.

Board Member Comments

There were no Board member comments.

Other Items to Discuss

Security Central Camera Proposal – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the proposal from Security Central for security cameras to be installed at the clubhouse at a cost not to exceed \$24,000.

4th of July Security Coverage – Mr. Carroll explained that in past years, the District has had an off-duty Aurora Police officer on site to assist with complaints over the 4th of July. Following discussion, the Board approved Mr. Carroll to make arrangements for the off-duty officer for the holiday weekend.

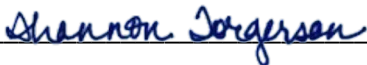
Confirm Quorum for Next Scheduled Meeting

Board members in attendance confirmed their attendance at the next scheduled meeting on June 19, 2024 at 6:00 p.m.

Adjournment

With no further business to discuss, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the meeting adjourned at 8:10 p.m.

Respectfully submitted,



Secretary for the Meeting