

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD JUNE 19, 2024**

A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, June 19, 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

Josh Rodriguez

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Ben Randall and Monica Asbeck, LMI

Andy Carroll, Metropolitan District Public Safety Group

Several constituents were also in attendance.

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 Ortiz’s absence.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Rodriguez, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the agenda as presented. Ms. Torgerson noted the agenda and notice of meeting was posted to the District’s website on Friday, June 14, 2024.

Public Comment – Questions were asked about common area fence maintenance and annual planting beds.

A constituent was directed to contact the City of Aurora regarding on the street parking and the Master Association regarding trash removal issues.

Ms. Sobey provided information regarding an EPA open house scheduled for June 25, 2024 from 5:30 to 7:30 pm at the

Southeast Recreation Center. This meeting is being held in relation to the Lowry Superfund site.

Consider Approval of Prior Meeting Minutes – May 22, 2024

Special Meeting Minutes – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the May 22, 2024 Special Meeting Minutes as amended.

Consultant Matters

Legal Update – Ms. Torgerson noted there was not a legal update as there has been no action regarding the pending legal suit.

Security Update – Mr. Carroll noted there have been multiple thefts from the build to rent townhomes and on the active construction sites since the last meeting. Vehicles are being dumped on Flat Rock Trail after being stolen.

Mr. Carroll notified the Board that Flock has come out with a 360 degree camera (Condor) that is an add on to the license plate cameras (Sparrow) at a cost of approximately \$1700. He requested approval from the Board to place a test camera at Old Tom Morris and Jewell. Following discussion, upon a motion made by Director Rodriguez, seconded by Director Muller and, upon vote, unanimously carried, the Board approved a Condor camera to be purchased at a cost of \$1700 per year and placed on the inbound side of Old Tom Morris and Jewell.

Landscape Update – Ben Randall – Mr. Randall provided an update on the landscaping through the District including discussion regarding pond maintenance, weed treatment and trash pickup in native areas. It was noted that all proposals approved at the May meeting were scheduled to be completed the week of June 24.

The Board requested proposals to upgrade the annual planting beds in 2025 with a larger display or the addition of perennials in these areas to provide a longer color season.

Mr. Randall and Director Rodriguez discussed the need for battery powered irrigation nodes in 2 separate areas where Xcel Energy needs to replace the meters for the irrigation controllers to work. The lack of power to the controllers has been confirmed by an electrician. Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved nodes to be purchased and installed at a cost not to exceed \$5000. Once power is

restored to the meters, the nodes can be stored in the clubhouse for use in other similar situations.

A constituent requested additional colorful plants be installed at the golf course roundabout. The Board requested a proposal for this work.

Finally, Mr. Randall introduced Monica Asbeck as the District's account manager from LMI. Mr. Randall will continue to work with the District, but Ms. Asbeck will be the primary point of contact moving forward.

Financial Matters

Review and Acceptance of May 31, 2024 Financial Statements – Ms. Torgerson reviewed the financial statements for the period ended May 31, 2024 with the Board. Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board accepted the financials for the period ended May 31, 2024, as presented.

Attorney Status Report – The Board received the attorney status report as part of their Board packet and were encouraged to review it and ask questions of management.

District Committee Updates

Budget Committee – There was no update from the Budget Committee.

Clubhouse Committee – There was discussion about the correct facility name. It was decided that it will be the Community Center, instead of Clubhouse moving forward. Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, to approve the Community Center as drafted by the Committee.

Communications Committee – Ms. Plant has been named Committee Chair and provided an update to the Board. Following discussion, upon a motion made by Director Rodriguez, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the Communications Committee Charter as presented.

Ms. Plant provided an update regarding the newsletter and presented the Board with 2 publication options. Following discussion, upon a motion made by Director Muller, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the Communications Committee to use

Minuteman Press for the printing and mailing of the newsletter and for yard signs at a cost not to exceed \$2400.

Garden Committee – Ms. Torgerson provided the request she sent to the Garden Club to the Board. To date, no response has been received.

Landscape Committee – Director Rodriguez will work on the Charter for the Landscape Committee for consideration at the July 17 Board Meeting.

Recreation Committee – Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the Recreation Committee Charter as presented.

Projects Committee – Director Muller will work on the Charter for the Projects Committee for consideration at the July 17 Board meeting. It was noted Director Ortiz is obtaining proposals for interior painting of the clubhouse.

Other Business

Detention/Retention Pond Maintenance – Directors Lyon and Muller and Ms. Torgerson walked 3 of the pond areas with LMI earlier in the day. A proposal will be provided for aquatic algae and mosquito larvae control by LMI as soon as possible. Further, weed treatment and trash pickup will be a focus for LMI since these areas are under the general landscape contract. Further discussion and decision was tabled until the proposal was received from LMI.

Tennis Court Screen and Accessory Proposal – Ms. Torgerson presented the proposal from Game Set Match to the Board. Follow discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the screens to be repaired and/or replaced at a cost not to exceed \$2500. The Board requested Ms. Torgerson confirm with Game Set Match of the windy conditions and request the screens be hung with materials that will last despite the conditions. It was also requested Ms. Torgerson determine if Game Set Match will conduct monthly maintenance of the screens.

Signage Repairs – E. Louisiana Parkway and S. Duquesne Street – Ms. Torgerson requested this item be tabled until a second

proposal was received for comparison purposes. She also noted this was for 1 monument sign and the rest should be reviewed.

4th of July Pool Hour Discussion – Ms. Torgerson presented a recommendation from Front Range Recreation to close the pool early since there are typically no patrons after 6 pm. The Board approved an early closure of the pool if there are no patrons at 6:00 pm.

Listen Up Revised Proposal – Ms. Torgerson reviewed the changes made to the scope of work by Listen Up as recommended by Directors Lyon and Ortiz. Since the cost is less than the not to exceed approved earlier in 2024, no action is needed by the Board.

Pool Furniture Replacement Proposal – The Board tabled action on this item until after the swim season ends. The Board requested a proposal to replace the existing lane line with a new one.

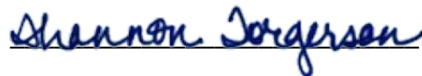
Board Member Comments There were no Board member comments.

Other Items to Discuss There were no other items to discuss.

Confirm Quorum for Next Scheduled Meeting Board members in attendance confirmed their attendance at the next scheduled meeting on July 17, 2024 at 6:00 p.m.

Adjournment With no further business to discuss, upon a motion made by Director Muller, seconded by Director Rodriguez and, upon vote, unanimously carried, the meeting adjourned at 8:02 p.m.

Respectfully submitted,



Secretary for the Meeting