

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD JULY 17, 2024**

A special meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, July 17, 2024, at 5:00 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, LMI
Paul Rufien, Rufien Law
William O'Connell, Wells, Anderson & Race, LLC

Several constituents were also in attendance.

Administrative Matters

Call to Order/Declaration of Quorum – Director Lyon called the meeting to order at 5:00 p.m. Quorum was declared with all Board members in attendance.

Executive Session

A motion was made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried to enter into Executive Session at 5:02 pm pursuant to Colorado Revised Statutes 24-6-402(4)(b) to confer with District Counsel Regarding ongoing Litigation.

Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board adjourned Executive Session at 5:56 pm.

Administrative Matters

Pledge of Allegiance – Director Booker led those in attendance in reciting the Pledge of Allegiance.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Booker, seconded by Director Muller 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, July 12, 2024.

Public Comment – Ms. Sobey provided information regarding 2 meetings being held by the City of Aurora. The first is scheduled for July 22 regarding the approval of the Aspen Business Park. The second is scheduled on July 24 concerning the Data Center at Gun Club at E-470.

A constituent expressed gratitude for the work by the lifeguards.

There is an irrigation issue at the southeast corner of the tot lot on Mississippi Circle as the street is being watered.

Consider Approval of Prior Meeting Minutes – June 19, 2024 Regular Meeting Minutes – Following discussion, upon a motion made by Director Rodriguez, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the June 19, 2024 Regular Meeting Minutes as presented.

Consultant Matters

Legal Update – Ms. Torgerson noted the trail has been set to start November 18.

Security Update – There wasn't a security update as Mr. Carroll was not in attendance.

Landscape Update – Ben Randall – Mr. Randall provided an update on the landscaping through the District including irrigation issues, weed treatment and native mowing.

Financial Matters

Review and Acceptance of June 30, 2024 Financial Statements – Ms. Torgerson reviewed the financial statements for the period ended June 30, 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 June 30, 2024, as presented.

District Committee Updates

Budget Committee – Director Ortiz and Ms. Torgerson will be meeting in August to discuss the 2025 budget.

Community Center Committee – The Committee met in June. A recommendation for rubber mats has been made for the entry ways and locker room areas.

Communications Committee – Ms. Plant noted a survey has been drafted to receive feedback from the community. Mr. Mnnihan asked if the Board wanted specific Board emails.

Garden Committee – Members of the Committee provided feedback on the Charter and indicated they would only request funds for improvements to the garden area and not maintenance items.

Landscape Committee – There was no update.

Recreation Committee – The Committee consists of 2 community members and is always looking for more members.

Projects Committee – Director Ortiz will follow up on the painting proposals as discussed earlier in the summer.

Other Business

Detention/Retention Pond Maintenance – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the proposal from Solitude Lake Management for the treatment of algae and mosquitos at 3 of the detention ponds at the cost of \$390.00 per month in August, September and October.

Signage Repairs – E. Louisiana Parkway & S. Duquesne Street – Ms. Torgerson presented the proposal from ReCon for the refurbishment of the monument sign at E. Louisiana Parkway and S. Duquesne Street, noting additional proposals were requested but nothing else was received. Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board approved ReCon to complete the necessary repairs at a not to exceed cost of \$2,500.

Fence Repairs – Ms. Torgerson presented a proposal from Fence Consulting Services to complete fence repairs on a time and material basis. Following discussion, upon a motion made by Director Rodriguez, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved repairs to be made on a time and material basis at a cost not to exceed \$10,000. Mr. Don Gordon volunteered to assist with determining locations the most repairs are needed.

Filing 18 Discussion – Purchased by KB Homes – Ms. Torgerson provided the plat map of the area (located on the north west corner of Old Harvest Road and E. Jewell Ave and indicated not all of the 132 homes platted will be included in District No. 3. KB Homes has been contacted to obtain billing information and to start discussions since the one-time development fee is assessed

once the dwelling unit's building permit is obtained from the City of Aurora.

Budget Process – Ms. Torgerson reviewed the budgeting process with the Board. It is as follows:

- July 22 – Committee Estimates
- August 21 – Draft Budget Presented at Board Meeting
- August 22 – September 11 – Fine Tuning of Initial Draft
- Week of September 30 – Publication of Notice of Hearing scheduled for October 16 Board Meeting
- October 16, 2024 Board Meeting with Budget Hearing
- October 17 – December 1 – Resolutions and other Governmental Requirements for the 2025 Calendar year Filed with County, City and State.

Additional Clubhouse Cleaning Proposal – Following discussion, upon a motion made by Director Booker, seconded by Director Lyon and, upon vote, unanimously carried, the Board approved Reliant Cleaning to increase cleaning the clubhouse to 2 times per week at a total monthly cost of \$885.

Board Member Comments

There were no Board member comments.

Other Items to Discuss

A constituent asked if the District could install a sidewalk along E. Louisiana Parkway to the gas station along golf course property. It was noted the District's property ends where the turf ends, so the City would have to install the sidewalk in this area.

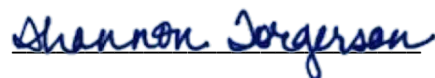
Confirm Quorum for Next Scheduled Meeting

Board members in attendance confirmed their attendance at the next scheduled meeting on August 21, 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 8:02 p.m.

Respectfully submitted,



Secretary for the Meeting