

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD AUGUST 21, 2024**

A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, August 21, 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

Alex Ortiz

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Carl Harline & Josh Hoffman, City of Aurora

Several constituents were also in attendance.

Administrative Matters

Call to Order/Declaration of Quorum – Director Lyon called the meeting to order at 6:05 p.m. Quorum was declared with all Board members in attendance.

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, August 16, 2024.

Guest Speaker – Carl Harline, Supervisor from Traffic Engineering, Public Works Department and Josh Hoffmann, Traffic Engineering Supervisor from City of Aurora Development Services were in attendance. A power point presentation was shared with those in attendance and questions were asked about how to improve traffic flow in, around and surrounding Murphy Creek. A copy of the Power Point presentation will be added to the District’s version of TownSq.

Public Comment – Director Ortiz noted he has met with several paint contractors for interior painting of the clubhouse. Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved Director Ortiz to select the paint contractor for the interior of the clubhouse at a cost not to exceed \$20,000.

A constituent requested the Board meeting packets be posted in the owner portal for review prior to the meetings each month. The Board approved this action by Management provided all non-public information be removed prior to publication.

Consider Approval of Prior Meeting Minutes – July 17, 2024

Special Meeting Minutes – Following discussion, upon a motion made by Director Rodriguez, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the July 17, 2024 Special Meeting minutes as presented.

Financial Matters

Review and Acceptance of July 31, 2024 Financial Statements –

Ms. Torgerson reviewed the financial statements for the period ended July 31, 2024 with the Board. Following discussion, upon a motion made by Director Rodriguez, seconded by Director Muller and, upon vote, unanimously carried, the Board accepted the financials for the period ended July 31, 2024, as presented.

Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved a 6-month Certificate of Deposit be opened with Alliance Association Bank with an interest rate of 5.15% in the amount of \$750,000.

Other Business

Insurance Renewal Information for 2025 – Ms. Torgerson noted she is expecting a significant increase in insurance premiums from the Colorado Special Districts Property and Liability Pool due to the losses covered in the last 8 years. It was also noted that insurance costs would not be received until late October 2024 at the earliest.

District Premises Liability and Security Mitigation Funding Request

– Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved \$2500 to be used for District Premises Liability and Security Mitigation items such as rekeying locks or repairing gates/doors.

Review Draft Collection Policy in Preparation for Hearing at 9/18 Meeting – The Board reviewed the draft Resolution Establishing Guidelines for the Processing and Collection of Delinquent Charges and Reimbursement Assessments in detail. It was noted that individual property accounts would not be turned over to Arapahoe County unless the past due balance is delinquent by more than 6 months and \$360. Further, these files will be turned over 1 time per year.

2024/2025 Snow Removal Contract with LMI – Following discussion, upon a motion made by Director Rodriguez, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the 2024/2025 Snow Removal contract with LMI. Snow is to be removed on a time and material basis when the snow hits 2” deep.

2025 Director Election Legal Services Proposal – The Board reviewed the estimate for the Regular 2025 Director Election from Fritsche Law. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved Fritsche Law to provide the Designated Election Official duties at an estimated cost of \$11,000.

Board Member Comments

Director Booker noted the updated District website will go live in September 2024.

Other Items to Discuss

There were no other items to discuss.

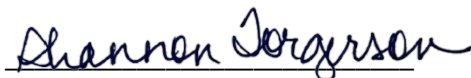
Confirm Quorum for Next Scheduled Meeting

The Board members in attendance confirmed their attendance at the next scheduled meeting on September 18, 2024 at 6:00 p.m.

Adjournment

With no further business to discuss, upon a motion made by Director Rodriguez, seconded by Director Ortiz and, upon vote, unanimously carried, the meeting adjourned at 8:19 p.m.

Respectfully submitted,



Secretary for the Meeting