

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD NOVEMBER 20, 2024**

A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, November 20, 2024, at 7:00 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

Alex Ortiz

Margaret Booker

Glen Muller

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Several constituents were also in attendance.

Administrative Matters

Call to Order/Declaration of Quorum – Director Lyon called the meeting to order at 7:05 p.m. Quorum was declared with 4 of 5 Board members in attendance.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Ortiz, 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 November 18, 2024.

Public Comment – There were no public comments.

Consider Approval of Prior Meeting Minutes – October 16, 2024 Regular Meeting Minutes – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the October 16, 2024 Meeting Minutes as presented.

Acknowledge Resignation of Josh Rodriguez – Following discussion, upon a motion made by Director Muller, seconded by Director Booker and, upon vote, unanimously carried, the Board acknowledged the resignation of Director Rodriguez.

Appointment Process and Deadline for Application – The Board reviewed the appointment process with Ms. Torgerson and set an application deadline of December 12, 2024. The process and application will be posted to the District’s website and sent out via TownSq before the end of the week.

Financial Matters

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

District Committee Updates

Community Center – A typo was noted on the agenda. The heading should be “Community Center” not “Committee Center”.

Communication – The Communication Committee is working on the next newsletter with suggestions for articles or items of interest being gathered.

Garden – Director Lyon will head this Committee due to Director Rodriguez’s resignation.

Landscape – Director Lyon will head this Committee due to Director Rodriguez’s resignation.

Recreation – There was no update from the Recreation Committee.

Projects – Ms. Torgerson noted the acoustic treatment in the clubhouse is tentatively scheduled for the first 2 weeks in January.

Other Business

2025 Landscape Maintenance Proposals – The Board reviewed the 2025 Landscape Maintenance Proposals provided by Environmental Designs and LMI. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the 2025 Landscape Maintenance proposal provided by EDI at an annual cost of \$159,223.

2025 Snow Removal Proposals – Due to the change in Landscape Maintenance Vendors as of January 1, 2025, the Board discussed changing the snow removal vendor. Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller and,

upon vote, unanimously carried, the Board approved EDI to provide snow removal services on a time and material basis when snow fall reaches a depth of 2”.

2025 Election Engagement Letter with Fritsche Law – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the engagement letter with Fritsche Law to act as the District’s Designated Election Official for the 2025 Regular Election.

2025 Election Resolution – Following discussion, upon a motion made by Director Muller, seconded by Director Ortiz and, upon vote, unanimously carried, the Board adopted the 2025 Election Resolution as prepared by Fritsche Law.

Board Member Comments

There were no Board Member Comments.

Other Items to Discuss

It was noted KB Homes has submitted an architectural request for its parcels in the northwest corner of the District.

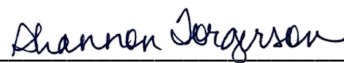
Confirm Quorum for Next Scheduled Meeting

Ms. Torgerson requested the Board members in attendance confirmed their attendance at the next meeting, scheduled for December 18, 2024, at 6:00 pm.

Adjournment

With no further business to discuss, upon a motion made by Director Lyon, seconded by Director Booker and, upon vote, unanimously carried, the meeting adjourned at 7:46 p.m.

Respectfully submitted,



Secretary for the Meeting