

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD JANUARY 15, 2025**

A special meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, January 15, 2025, 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

Alex Ortiz

Glen Muller

Margaret Booker

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Andrew Carroll, Metropolitan District Public Safety Group

Paul Rufien, Rufien Law

Administrative Matters

Call to Order/Declaration of Quorum – Director Lyon called the meeting to order at 5:00 p.m. Quorum was declared 4 of 4 Board members in attendance.

Executive Session

A motion was made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried to enter Executive Session at 5:00 pm pursuant to Colorado Revised Statutes 24-6-402(4)(e) for contract negotiation.

Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board adjourned Executive Session at 5:44 pm.

Administrative Matters

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

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 presented. Ms. Torgerson noted the agenda and notice of meeting was posted to the District’s website at least 24-hours prior to the start of the meeting.

Public Comment – A member of the community requested a written security report be provided monthly.

Consider Approval of Prior Meeting Minutes – December 18, 2024 Regular Meeting Minutes – Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the December 18, 2024 Regular Meeting Minutes as amended.

Discuss Vacancy Process and Any Applications Received –Ms. Torgerson noted no applications have been received to date.

2025 Officer Elections – Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the follow slate of officers:

Dennis Lyon – President/Chair
Glenton Muller – Vice President/Vice Chair
Margaret Booker – Secretary
Alex Ortiz - Treasurer

2025 Annual Administrative Resolution – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the 2025 Annual Administrative Resolution as presented.

2025 Election Update – The Board reviewed the brief article about the 2025 election in detail. Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the article to be published in the next newsletter, added to Town Sq and published to the District’s website. Both Director Lyon and Director Booker confirmed their interest in continuing to serve the community.

Consultant Matters

Landscape Maintenance/Snow Removal - Environmental Designs was not in attendance.

Winter Watering of Trees – Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, to approve Environmental Designs to perform a winter water of all District trees at a cost of \$14,750.

Legal – Director Lyon indicated there was no report from legal. The lawsuit is moving forward.

Security – Mr. Carroll showed those in attendance the crime map of Murphy Creek for the last 30 days, noting that most neighboring communities who don't have private security patrols see higher crime rates. It was also explained that Metropolitan District Public Safety Group has direct communication with the Aurora Police Department if there are issues.

Financial Matters

Review and Acceptance of December 31, 2024 Financial Statements – Ms. Torgerson noted there are changes that need to be made to the December 31, 2024 Financial Statements and requested the Board table action.

Review and Consider Approval of 2023 Audit - Ms. Torgerson provided the Board with a synopsis of the 2023 audit, noting that the requested changes to accounting functions were made in 2024 and would be reflected in the 2024 audit. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the audit as presented.

Proposals for 2024 Audit – Ms. Torgerson noted only one proposal for the 2024 audit has been received to date. Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board approved Flynn CPA to conduct the 2024 audit at a cost of \$7500 plus incidentals.

District Committee Updates

Community Center – Director Muller noted he is working with Ms. Torgerson for a plaque on the exterior of the building denoting it as the Murphy Creek Community Center. It was also suggested that a plaque be made for the interior of the community center with the occupancy limit for rentals.

Communication – The Communication Committee is working on the next edition of the newsletter. They are also working on where digital signage could be installed.

Garden – Director Ortiz noted the Garden Committee is not active at this time due to the time of year.

Landscape – There was no report.

Recreation – Director Lyon reminded the Board of the educational focus for 2025 is the pool and its operations.

Projects – Ms. Torgerson noted electrical work for the acoustic treatment has been completed, as has the drywall repairs that were needed. The panels are expected to be installed the week of February 3.

Other Business

Irrigation Damage Update – Directors Ortiz and Lyon and Ms. Torgerson met with Pauley Construction regarding the damage to the irrigation system and are waiting for next steps.

Goodwin & Company Management Service Agreement – Ms. Torgerson reviewed the Service Agreement with the Board, noting the scope of services is the same as what was included in the 2028 Management Agreement. Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the Service Agreement with Goodwin & Company for management services at a cost of \$7,500 per month or \$90,000 annually.

Metropolitan District Public Safety Group Service Agreement – This item was tabled as the scope of services is under development.

Board Member Comments

Director Lyon reminded the Board of his request that a different member run the monthly meeting every other month. Director Muller will run the February Board meeting.

Director Muller noted he is working with Councilman Sundberg and Mr. Carroll on the District's participation in the National Night Out event on August 5.

Other Items to Discuss

There were no other items to discuss.

Confirm Quorum for Next Scheduled Meeting

Ms. Torgerson requested the Board members confirm their attendance at the February 19, 2025 meeting.

Adjournment

With no further business to discuss, upon a motion made by Director Ortiz, seconded by Director Muller and, upon vote, unanimously carried, the meeting adjourned at 7:02 p.m.

Respectfully submitted,



Secretary for the Meeting