

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE  
MURPHY CREEK METROPOLITAN DISTRICT NO. 3  
HELD FEBRUARY 19, 2025**

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A special meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, February 19, 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:

Alex Ortiz

Glen Muller

Margaret Booker

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Andrew Carroll, Metropolitan District Public Safety Group

Tom White, Environmental Designs

Emma Curtis and Eli Schlagel, Front Range Recreation

Administrative Matters

Call to Order/Declaration of Quorum – Director Muller called the meeting to order at 6:00 p.m. Quorum was declared 3 of 4 Board members in attendance.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Booker, 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.

Front Range Recreation – Guest Speaker – Ms. Torgerson introduced Emma Curtis and Eli Schlagel of Front Range Recreation. Discussion was held regarding pool maintenance activities, life guard duties and how to ensure an enjoyable experience by residents and guards alike during the 2025 swim season.

Public Comment – Ms. Sobey indicated she had heard that an amendment to the General Development Plan had been approved for KB Home and that the District approved the amendment. Ms. Torgerson noted no such request had been received. Ms. Sobey

will speak with Ms. Karen Henry who is working on the designs for KB homes.

Consider Approval of Prior Meeting Minutes – January 15, 2025 Special Meeting Minutes – Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the January 15, 2025 Special Meeting Minutes as presented.

### Consultant Matters

Landscape Maintenance/Snow Removal - Tom White of Environmental Designs provided an update on landscape operations in the District. The tennis court screen rehanging is scheduled to start on Monday, February 24. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved Environmental Designs to complete a fall clean up in the spring at a cost not to exceed \$5000.

Legal – Ms. Torgerson noted the judge presiding over the lawsuit changed however the suit 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. Mr. Carroll also showed photos of tree lighting that could increase visibility in District owned areas. He will provide a proposal for the installation in Spring 2025.

### Financial Matters

Review and Acceptance of December 31, 2024 Financial Statements – Ms. Torgerson reviewed the December 31, 2024 Financial Statements with the Board. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board accepted the December 31, 2024 Financial Statements.

Review and Acceptance of January 31, 2025 Financial Statements - Ms. Torgerson reviewed the January 31, 2025 Financial Statements with the Board. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board accepted the January 31, 2025 Financial Statements.

CDARS CD Renewal – Renew at 4.15% for 7 Months – Ms. Torgerson noted the CD is going to mature on February 27. Following discussion, upon a motion made by Director Booker,

seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the purchase of a 7-month CDARS CD at an interest rate of 4.15% with the funds from the maturing CD.

## District Committee Updates

Community Center – Signage – The Board reviewed the proposal for interior occupancy signage and exterior signage from Signs by Tomorrow. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, the Board approved the proposal from Signs by Tomorrow at a cost of \$516.73.

Communication – Ms. Plant provided an update on the next edition of the newsletter, noting it will be 6 pages in length. The Committee is also working with the Master Association on the previously discussed digital sign.

Garden – An advertisement has been submitted by the Garden Committee for plots that are available in 2025.

Landscape – The Board reviewed the retention pond proposal from Solitude Lake Management and requested an additional proposal be obtained.

Recreation – The Board reviewed the proposal for pool signage from Signs by Tomorrow for pool signage. Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the proposal for pool signage from Signs by Tomorrow at a cost of \$1186.65.

Projects – Ms. Torgerson provided the Board with an update on the acoustic panel project, noting the equipment has been installed, training is to be scheduled and the panels themselves are anticipated in 8 to 12 weeks.

The Board discussed the purchase of pool furniture for the 2025 season. Mr. Carroll has a vendor who will take the current furniture at no charge.

## Other Business

Murphy Creek K-8 Community Clean Up Day – Director Booker indicated she had been approached by the PTO at Murphy Creek K-8 for 2 clean up days for the community with the first being tentatively scheduled on May 3, 2025. The second would be held after Halloween. Since the District can't donate directly to the

school for this event, it can participate by purchasing trash bags, advertisement and food for the volunteers after the event is over.

Vendor Contact Information – This item is informational only and provides vendor contact information.

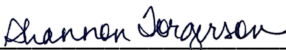
Board Member Comments There were no Board Member comments.

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

Confirm Quorum for Next Scheduled Meeting Ms. Torgerson requested the Board members confirm their attendance at the March 19, 2025 meeting.

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 7:39 p.m.

Respectfully submitted,

  
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Secretary for the Meeting