

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

A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, March 19, 2025, 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:

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

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 3 Board members in attendance.

Moment of Silence/Brief Statement about Dennis Lyon – A moment of silence was held to honor Dennis Lyon, who passed away in mid-February 2025. Director Muller read a brief statement regarding Director Lyon and his commitment to the District and the Murphy Creek community.

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 – There were no public comments.

Consider Approval of Prior Meeting Minutes – February 19, 2025 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 February 19, 2025 Regular Meeting Minutes as presented.

Consider Cancellation or Rescheduling of June 18 Regular Board Meeting – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and upon vote, unanimously carried, the Board approved the cancellation of the June 18, 2025 Regular Board Meeting. If there is business that needs to take place after the May 21, 2025 Board Meeting and before the July 16, 2025 Board Meeting, a special meeting will be called.

Election Update – Ms. Torgerson notified those in attendance that the regular 2025 election has been cancelled due to the lack of candidates by the deadline of March 4, 2025.

Vacant Seat Discussion – Two candidates, Josh Rodriguez and Edward Dow, expressed interest in filling the 2 vacant seats until the next regular election, scheduled for May 2027. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board appointed Mr. Rodriguez and Mr. Dow to fill the vacant seats. Ms. Torgerson will work with Director Booker and Legal Counsel to obtain the oaths of office and to file with the County Courts.

Election of Officers – The election of officers will take place at the May meeting.

Consultant Matters

Landscape Maintenance/Snow Removal - Tom White of Environmental Designs provided an update on landscape operations in the District including spring clean-up, irrigation activation, aeration and fertilization.

Legal – Ms. Torgerson noted she is being deposed in April as a part of the law suit.

Security – Mr. Carroll showed those in attendance the crime map of Murphy Creek for the last 30 days, noting vandalism took place at the golf course and that there was a dinner time burglary within the District. Sample solar lighting options will be installed at the shade sails to allow the Board to choose which fixture they like best.

Financial Matters

Review and Acceptance of February 28, 2025 Financial Statements – Ms. Torgerson reviewed the February 28, 2025 Financial Statements 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 February 28, 2025 Financial Statements as presented.

2024 Audit – Recommendation from Goodwin Accounting Staff – Ms. Torgerson recommended to the Board that Kyle Logan CPA be utilized by the District for the 2024 Audit, noting a working relationship has been formed and the cost is \$1500 less than Flynn CPA. Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the 2024 audit engagement letter with Kyle Logan CPA at a cost of \$6500.

District Committee
Updates

Community Center – Ms. Torgerson noted she has received the signs for the community center and will have them installed ASAP.

Communication – Ms. Plant provided an update on the next edition of the newsletter, noting it was placed on hold due to the passing of Director Lyon. The Committee is working with the Master Association on a proposal for a digital sign to be installed at the community center. This work will require a mason (for brick work) and engineering.

Garden – No update was provided.

Landscape – Review and Consideration of Proposal for Main Entry and Community Landscape Refresh – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and upon vote, unanimously carried, the Board approved the proposal submitted for the refurbishment of the landscape at the community center and at Old Tom Morris and Jewell Ave at a cost not to exceed \$160,000.

The Board discussed the windmill proposed by Director Lyon and determined to place this item on hold until later in the year or in early 2026.

Recreation – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the purchase of pool furniture with Front Range Recreation at a cost of \$50,737.62.

Following discussion, upon a motion made by Director Muller, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the proposal from Front Range Recreation for the replacement of the ADA lift battery replacement and charger at the cost of \$687.81.

Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the 2025 Amenity Access packet as presented.

Other Business

Murphy Creek K-8 Community Clean Up Day – Ms. Plant noted she is working with the Master Association and requested participation from Murphy Creek K-8. Ms. Torgerson noted she has the community center reserved to act as a staging point for the event and requested she be notified of supplies needed at least a week in advance.

Review and Consideration of Service Agreement with Metropolitan District Public Safety Group – Following discussion, upon a motion made by Director Muller, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the Service Agreement for Security Patrol Services with Metropolitan District Public Safety Group as presented.

Board Member Comments

Director Ortiz requested a proposal be obtained to add gates to the rear patio to allow it to be used by community center patrons during rentals.

Other Items to Discuss

There were no other items to discuss.

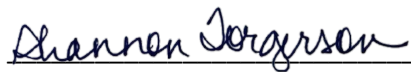
Confirm Quorum for Next Scheduled Meeting

Ms. Torgerson requested the Board members confirm their attendance at the April 16, 2025 meeting.

Adjournment

With no further business to discuss, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the meeting adjourned at 7:12 p.m.

Respectfully submitted,



Secretary for the Meeting