

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD MAY 21, 2025**

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

Josh Rodriguez

Ed Dow

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

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 all Board members in attendance.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Ortiz, 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 at least 24-hours prior to the start of the meeting.

Public Comment – Questions were asked about pet waste station locations, fence repairs and road conditions.

Consider Approval of Prior Meeting Minutes – April 16, 2025

Regular Meeting Minutes – Following discussion, upon a motion made by Director Muller, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the April 16, 2025 Regular Meeting Minutes as presented.

Oath of Office – Margaret Booker – Ms. Torgerson administered the Oath of Office to Director Booker due to her re-election to the Board.

Election of Officers – Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board elected Director Muller as President, Director Booker as Vice President, Director Dow as Secretary and Director Ortiz as Treasurer.

Consultant Matters

Landscape Maintenance/Snow Removal - Tom White of Environmental Designs provided an update on landscape operations in the District including on-going clean-up, irrigation repairs, aeration, and fertilization. The Board requested proposals for clean-up of the Jewell center median and the installation of pet waste stations in locations to be determined.

Legal – Ms. Torgerson noted the trial is scheduled to be held the week of September 29

Security – The Board requested Mr. Carroll provide route information for the security patrols.

Financial Matters

Review and Acceptance of April 30, 2025 Financial Statements – Ms. Torgerson reviewed the April 30, 2025 Financial Statements with the Board. Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller and, upon vote, unanimously carried, the Board accepted the April 30, 2025 Financial Statements as presented.

Alliance Association Bank Signature Cards – Ms. Torgerson noted that Directors Muller and Ortiz would receive an electronic copy of the required signatures cards with Alliance Association bank in the coming days.

Accounts Receivable Review and Consideration of Lien Filing – Following discussion, upon a motion made by Director Ortiz, seconded by Director Rodriguez and, upon vote, unanimously carried, to file a lien against any property in the District with a balance on their Operations and Maintenance fee accounts of more than \$300. The Board noted the \$300 balance equates to 5 months delinquent.

District Committee Updates

Community Center – There was no update.

Communication – The Committee reviewed the proposal for a digital sign provided by Best Buy noting the cost is outside what was budgeted and that it may not work for the community.

Garden – No update was provided.

Landscape – No update was provided.

Recreation – The Board declined to allow on-going pickleball clinics to occur due to the cost to residents. If they were going to be free, the District could allow them since District property wasn't going to be used for business/for profit purposes.

The pool is scheduled to open May 24.

Projects – Ms. Torgerson noted she is still working on the fence proposals requested earlier in the year. Vendors are trying to determine costs since the fence material has to be custom made.

Other Business

There was no other business to discuss.

Board Member Comments

There were no Board Member comments.

Other Items to Discuss

There were no other items to discuss.

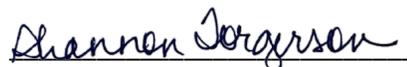
Confirm Quorum for Next Scheduled Meeting

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

Adjournment

With no further business to discuss, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the meeting adjourned at 8:06 p.m.

Respectfully submitted,



Secretary for the Meeting