

**Murphy Creek Metropolitan District #3  
23801 E Florida Ave.  
Aurora, CO 80018**

**NOTICE OF SPECIAL MEETING AND AGENDA**

<b>DATE:</b>	<b>August 20, 2025</b>
<b>TIME:</b>	<b>5:00 pm</b>
<b>LOCATION:</b>	<b>23801 E Florida Ave. Aurora, CO 80018</b>
<b><u>Board of Directors:</u></b>	
Margaret Booker	Glen Muller
Alex Ortiz	Josh Rodriguez
Ed Dow	

**I. ADMINISTRATIVE MATTERS**

- A. Call to Order/Declaration of Quorum
- B. Approval of Agenda, Meeting Location and Posting Location
- C. Board Orientation – 5:00 p.m. to 6:00 p.m.
- D. Public Comment: Members of the public may express their views to the Board on matters that affect the District and on items not on the agenda. Comments are limited to three (3) minutes per speaker and 30 minutes total.
- E. Consider Approval of July 16, 2025 Regular Meeting Minutes (pgs 5-9)

**II. CONSULTANT MATTERS**

- A. Landscape Maintenance/Snow Removal – Environmental Designs
- B. Legal Update
  - 1. Easement Agreement between the District and Prose (Old Tom Morris and Jewell) (pgs 10-15)
- C. Security – Andy Carroll

**III. FINANCIAL MATTERS**

- A. Review and Acceptance of July 31, 2025, Financial Statements (pgs 16-24)
- B. Delinquency Process Update (pgs 25-29)

**IV. DISTRICT COMMITTEE UPDATES**

- A. Community Center
  - 1. Mailbox Replacement
- B. Communication
- C. Garden
- D. Landscape
- E. Recreation
- F. Projects
  - 1. Fence Repairs (pgs 31-36)
  - 2. Windmill (pgs 37-38)
  - 3. Electrical Issues at Old Tom Morris & Jewell (east side) (pg 39)

V. OTHER BUSINESS

VI. BOARD MEMBER COMMENTS

VII. ADJOURNMENT – The next meeting is scheduled for October 15, 2025