

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD JULY 16, 2025**

A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, July 16, 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 6:02 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 Booker 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 holding a doggy dip and the possibility of holding a movie night at the pool during the 2026 swim season. This would be organized by the Social Committee.

It was asked if the ability to turn on the lights at the tennis court is an option as the current switch doesn’t appear to function.

Prose apartment rentals have been slow and a resident has been told it is due to the District’s O & M fee.

A resident asked about the pickup of the dog waste stations; Mr. White with ED indicated this is being done weekly, however, if the tech runs out of bags, it may not get filled until the next week.

The HOA has requested approval to store a generator in the community center that would be used for outdoor events that require power. It was noted this could be stored in the locked office area if needed.

The HOA asked if any further invoices had been received for the work completed by Listen Up. Ms. Torgerson noted the final invoice had been received earlier in the day and provided to Mr. Noll for his records.

Ms. Plant indicated she is working with a contact at the City of Aurora to have the utility boxes that are damaged throughout the community.

There was also discussion about traffic concerns and the opening of the east bound expanded lanes on Jewell east of Old Tom Morris.

Consider Approval of Prior Meeting Minutes – May 21, 2025 Regular Meeting Minutes – Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the May 21, 2025 Regular Meeting Minutes as presented.

National Night Out – The Board discussed the National Night Out event scheduled for August 5, 2025 at Homestead Park. Director Muller is chairing the event, with Directors Ortiz and Dow volunteering to attend.

Discuss Meeting Cadence for Remainder of 2025 and 2026 – Ms. Torgerson noted that bi-monthly meetings seem to be working given the items that need to be discussed by the Board. The Board will meet in August, October and November for the remainder of 2025 and will meet in January, March, May, July, September, and November in 2026, unless business dictates a special meeting take place.

Consultant Matters

Landscape Maintenance/Snow Removal - Tom White of Environmental Designs provided an update on landscape operations in the District including thistle spraying (sprayed 2 times in July with a third spray to take place toward the end of the month or beginning of August depending on die off), irrigation

concerns and tree removal. Following discussion, upon a motion made by Director Ortiz, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved a kelp treatment to be applied to all 995 trees in the District at the cost of \$11,940.

Legal – Ms. Torgerson noted the trial is scheduled to be held the week of September 29. Director Booker will attend the trial on behalf of the Board.

Security – The Board asked by the lights at the shade structures have not been installed to date and what else is needed security wise.

Financial Matters

Review and Acceptance of June 30, 2025 Financial Statements – Ms. Torgerson reviewed the June 30, 2025 Financial Statements with the Board. Following discussion, upon a motion made by Director Rodriguez, seconded by Director Ortiz and, upon vote, unanimously carried, the Board accepted the June 30, 2025 Financial Statements as presented. Ms. Torgerson noted the Board will need approve the turnover of delinquent accounts to the County at the August or October meetings.

District Committee Updates

Community Center – The Board discussed the installation of additional acoustic panels in the main room of the community center and decided to hold onto the pieces for now. The Board discussed having artwork installed in the community center soon with an idea of a photograph or “art” contest being held to display resident art in the facility.

Communication – The Committee discussed having the PAR Officer hold a Q & A session at the community center for community questions and concerns soon.

Garden – No update was provided.

Landscape – The Board discussed having additional pet waste stations installed within the community. Following discussion, upon a motion made by Director Rodriguez, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the purchase and installation of 3 additional dog waste stations at a cost not to exceed \$2500.

The Board discussed the irrigation control box replacement needed throughout the District and requested ED provide a proposal. The Board also discussed the need to upgrade several

of the controllers in the District and requested that ED provide an inventory of the controllers with the number of zones run on each so the Board can prioritize the replacements, especially given the restrictions on the City of Aurora rebate programs.

Recreation – The Board discussed the request to install or allow new BBQ grills at the pool area and asked for this to be an item for discussion at the August meeting.

Ms. Torgerson indicated she will be working on a better way for residents to reactivate their keycards in 2026 since the current packet is 7 pages long and most residents don't read it or complete all required sections without back and forth.

Projects – Ms. Torgerson noted she is still working on the fence proposals requested earlier in the year. Ms. Evans will provide contact information for a vendor used at her personal residence for repairs to the fence a few years back.

Director Ortiz indicated he is waiting on a proposal for the windmill and will provide it upon receipt for discussion at a future Board meeting.

Other Business

Consider Rate Study Proposal – THK Associates – Mr. Peter Elzi reviewed the proposal provided to the Board for a rate study to be conducted on the vacant parcels. Mr. Elzi indicated he had performed work in the past for Mr. Alpert. Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, to approve the proposal with changes to the out-of-pocket costs and meeting time to be included in the fee of \$6730 and if reviewed and approved by District litigation counsel.

Board Member Comments

The Board requested a Board member training be scheduled with Management.

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 August 20, 2025 meeting.

Adjournment

With no further business to discuss, upon a motion made by Director Ortiz, seconded by Director Rodriguez and, upon vote, unanimously carried, the meeting adjourned at 8:17 p.m.

Respectfully submitted,

Shannon Jorgerson

Secretary for the Meeting