

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

NOTICE OF REGULAR MEETING AND AGENDA

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| DATE: | October 15, 2025 |
| TIME: | 6:00 pm |
| LOCATION: | 23801 E Florida Ave. Aurora, CO 80018 |
| <u>Board of Directors:</u> | |
| 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. 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.
- D. Consider Approval of August 20, 2025 Special Meeting Minutes, September 22, 2025 Special Meeting Minutes and October 9, 2025 Special Meeting Minutes (pgs 6-11)

II. CONSULTANT MATTERS

- A. Landscape Maintenance/Snow Removal – Environmental Designs
 - 1. 2025/2026 Snow Removal Contract (pgs 12-15)
 - 2. 2026 or 2026/2027 Landscape Maintenance Contracts (pgs 16-27)
- B. Legal Update
 - 1. Approval of Final Draft – Easement Agreement between the District and Prose (pgs 28-37)
 - 2. Review and Consideration of Delinquent Account Payment Plan Policy (pgs 38-40)
- C. Security – Andy Carroll
 - 1. Community Center Uplighting Proposal (pgs 41-43)

III. FINANCIAL MATTERS

- A. Review and Acceptance of September 30, 2025 Financial Statements (pgs 44-57)
- B. Review and Consideration of Approval of Payment Plan Requests
 - 1. Account 575662 – Current Balance \$9823.78 – 24 months (pgs 28-59)
 - 2. Account 681866 – Current Balance \$1200.25 – 12 months (pg 60)
- C. Review and Consideration of Turnover of Accounts to Arapahoe County for Delinquent Residents (pg 62)

IV. DISTRICT COMMITTEE UPDATES

- A. Community Center
 - 1. Dishwasher Replacement Proposal (pg 63)
 - 2. Business Use of Facilities
- B. Communication
- C. Garden

- D. Landscape
 - 1. Holiday Lighting
- E. Recreation
 - 1. BBQ Grill @ Pool (pgs 64-65)
 - 2. Trashcan Replacement (pg 66)
 - 3. Pool Season Closing and Season Usage Report (67-72)
 - 1. 2025 Repair Recommendation (pg 73)
 - 2. 2026 Pool Management Agreement (pgs 74-79)
- F. Projects
 - 1. Windmill
 - 2. Fence
 - 3. Electrical Repair at Old Tom Morris/Jewell

- V. OTHER BUSINESS
 - A. Review of 2026 Draft Budget (pgs 80-81)
 - B. Working Session Discussion

- VI. BOARD MEMBER COMMENTS

- VII. ADJOURNMENT – The next meeting is scheduled for November 19, 2025