

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD AUGUST 20, 2025**

A special meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, August 20, 2025, at 5:00 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
Ed Dow

Also, in attendance were:

Shannon Torgerson, Goodwin & Company
Tom White, Environmental Designs
Andy Carroll, Metropolitan District Public Safety Group

Administrative Matters

Call to Order/Declaration of Quorum – Director Muller called the meeting to order at 5:04 p.m. Following discussion, upon a motion made by Director Muller, seconded by Director Booker and, upon vote, unanimously carried, the Board excused the absence of Director Rodriguez. Quorum was confirmed with 4 of 5 Board members in attendance.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Booker, 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.

Board Orientation – Ms. Torgerson conducted a Board Orientation for the Board to provide better education on the District and State Statute.

Public Comment – A resident notified the Board the light at the tennis court still hasn’t been repaired. Ms. Torgerson noted she would follow up on the work order issued after the July meeting.

A resident expressed concern regarding the change to the pool hours when lifeguards went back to school. It was also noted that he witnessed 3 lifeguards being present, but only 1 actively on duty. 2 were sitting on their phones under the covered porch. It was asked if lifeguards can check in residents after entry is granted via keycard.

Consider Approval of Prior Meeting Minutes – July 16, 2025 Regular Meeting Minutes – Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote,

unanimously carried, the Board approved the July 16, 2025 Regular Meeting Minutes as presented.

Consultant Matters

Landscape Maintenance/Snow Removal - Tom White of Environmental Designs provided an update on landscape operations in the District including continued 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 the 2026/2027 Landscape Maintenance and Snow Removal contracts.

Legal – Ms. Torgerson presented an Easement Agreement between the District and Prose regarding the west corner of Old Tom Morris and Jewell Avenue where the District has been maintaining the entry way for years despite not owning it. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the easement as presented.

Security – Mr. Carroll reviewed the local crime map with the Board, noting that crime within the District is minimal but that outside, it is significant. Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the expenditure of \$1000 for lights to be installed at the pool shade sails.

Financial Matters

Review and Acceptance of July 31, 2025 Financial Statements – Ms. Torgerson reviewed the July 31, 2025 Financial Statements with the Board. Following discussion, upon a motion made by Director Muller, seconded by Director Ortiz and, upon vote, unanimously carried, the Board accepted the July 31, 2025 Financial Statements as presented. Ms. Torgerson noted certified letters have been sent to residents for accounts that exceed the amount to be turned over to Arapahoe County for collections at the October meeting, requesting they either pay the balance OR enter a payment plan with the District.

District Committee Updates

Community Center – Mailbox Replacement – The Board approved the removal of the mailbox post outside of the community center on Florida Ave.

Communication – The Committee is working on its Annual Survey to the community, website updates and will work with management on better communication regarding the pool.

Garden – No update was provided.

Landscape – There was no update.

Recreation – There was no update other than the pool will close for the season on September 1, 2025.

Projects

Fence Repairs – Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the fence repairs as proposed by Century Site Services at a cost not to exceed \$65,695.

Windmill – Following discussion, upon a motion made by Director Booker, seconded by Director Dow and, upon vote, unanimously carried, the Board approved the proposal from Big Sky Windmills at a cost not to exceed \$65,000. The windmill will be dedicated to Dennis Lyons and his contributions to the community.

Electrical Issues at Old Tom Morris and Jewell – Ms. Torgerson noted that Xcel has determined the District is responsible for the repair of the lateral line between the transformer and the meter due to its “commercial” status.

Other Business

There was no Other Business to discuss.

Board Member Comments

There were no Board comments.

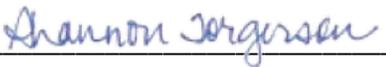
Confirm Quorum for Next Scheduled Meeting

Ms. Torgerson requested the Board members confirm their attendance at the October 15, 2025 meeting.

Adjournment

With no further business to discuss, upon a motion made by Director Booker, seconded by Director Dow and, upon vote, unanimously carried, the meeting adjourned at 8:00 p.m.

Respectfully submitted,



Secretary for the Meeting