

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE:	January 21, 2026
TIME:	6:00 pm
LOCATION:	23801 E Florida Ave. Aurora, CO 80018
Board of Directors:	
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 November 19, 2025 Regular Meeting Minutes (pgs 8-11)
- E. Consider Approval of 2026 Annual Administrative Resolution (pgs 12-21)
- F. Consider Approval of 2026 Transparency Notice (pgs 22-27)
- G. Acknowledge Filing of 2026 Boundary Map
- H. Consider Approval of CORA (Colorado Open Records Act) Resolution (pgs 28-33)
- I. Consider Approval of Online Notice Resolution (pgs 34-35)

II. CONSULTANT MATTERS

- A. Landscape Maintenance/Snow Removal – Environmental Designs
 - 1. 2026 or 2026/2027 Landscape Maintenance Contracts (pgs 36-47)
 - 2. Irrigation Controller Replacement Proposal (pgs 48-54)
 - 3. Rejuvenation Prune Proposal (pgs 55-58)
 - 4. Pond Cleaning Proposal (pgs 59-62)
 - 5. Stop and Waste Irrigation Proposal (pgs 63-66)
 - 6. Doggy Station Waste Can Replacement Proposal (pgs 67-71)
 - 7. Ratification of Winter Watering Completed in December 2025
- B. Legal Update (pgs 72-73)
- C. Security

III. FINANCIAL MATTERS

- A. Review and Acceptance of November 30, 2025 Financial Reports (pgs 74-83)
- B. Review AR Report and Attorney Status Report (pgs 84-94)
 - 1. Account 575947 Late Fee Waiver Request (pgs 95-101)
 - 2. Account 576214 Payment Plan Request (pgs 102-108)
- C. 2024 Audit Update
- D. 2025 Audit Proposal

IV. DISTRICT COMMITTEE UPDATES

- A. Community Center
 - 1. Facility Rental Agreement Update (pgs 109-114)
 - 2. Discussion Regarding Review of Facility after each Rental (pg 115)
- B. Communication
- C. Garden
- D. Landscape
- E. Recreation
 - 1. Trashcan Replacement (pg 116)
 - 2. 2025 Pool Repair Recommendation (pg 117)
 - 3. 2026 Pool Management Agreement (pgs 118-123)
 - 4. 2026 Amenity Access Forms (pgs 124-126)
 - 5. Brivo Keycard System Control Panel Proposal
- F. Projects
 - 1. Fence
 - 2. Electrical Repair at Old Tom Morris/Jewell (pgs 127-139)
 - 3. Community Center Lighting

V. OTHER BUSINESS

VI. BOARD MEMBER COMMENTS

VII. ADJOURNMENT – The next meeting is scheduled for March 18, 2026