

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
MURPHY CREEK METROPOLITAN DISTRICT NO. 3  
HELD NOVEMBER 19, 2025**

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A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, November 19, 2025, at 6:00 p.m. at the Murphy Creek Community Center at 23801 East Florida Avenue, Aurora, Colorado 80018. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Glen Muller  
Margaret Booker  
Ed Dow

Also, in attendance were:

Shannon Torgerson, Goodwin & Company  
Andy Carroll, Metropolitan District Public Safety Group

Administrative Matters

Call to Order/Declaration of Quorum – Director Muller called the meeting to order at 6:01 p.m. Quorum was confirmed with 3 of 5 Board members in attendance. Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board excused the absence of Director Ortiz due to illness.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Muller, seconded by Director Dow 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 – A resident commented that the Windmill dedication ceremony was outstanding. Director Booker noted there appeared to be about 70 people in attendance.

Consider Approval of Prior Meeting Minutes – October 15, 2025 Regular Meeting – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the October 15, 2025 Regular Meeting Minutes as presented.

Consultant Matters

Landscape Maintenance/Snow Removal – Mr. White was unable to attend but requested that the Board be notified fall cleanup should start the week of November 24<sup>th</sup>. The Board tabled action on the following items: 2026 or 2026/2027 Landscape Maintenance Contracts, Irrigation Controller Replacement Proposal, Rejuvenation Prune Proposal, Pond

Cleaning Proposal and Stop and Waste Irrigation Proposal. Clarification regarding the location of the pond clean is to be requested.

Legal – Ms. Torgerson noted that post-trial actions are still in process so no formal update can be provided.

Security – Mr. Carroll reviewed the local crime statistics with the Board, noting there was 1 domestic violence incident occurred in the community over the last 30 days. It was noted that there is a considerable amount of crime in the build to rent townhome and apartment areas not patrolled by Metropolitan District Public Security Group.

Community Center Uplighting Proposal – The Board tabled action on this proposal noting that Director Ortiz is waiting on at least one additional proposal.

## Financial Matters

Review and Acceptance of October 31, 2025 Financial Statements – Ms. Torgerson reviewed the October 31, 2025 Financial Statements with the Board. Following discussion, upon a motion made by Director Booker, seconded by Director Dow and, upon vote, unanimously carried, the Board accepted the October 31, 2025 Financial Statements as presented.

### 2026 Budget Hearing

Open Hearing – Following discussion, upon a motion made by Director Dow, seconded by Director Muller and, upon vote, unanimously carried, the Board opened the public hearing regarding the 2026 Budget at 6:46 pm.

Review of 2026 Budget – Ms. Torgerson reviewed the proposed 2026 Budget with those in attendance.

Close Hearing – Following discussion, upon a motion made by Director Muller, seconded by Director Booker and, upon vote, unanimously carried, the Board closed the public hearing regarding the 2026 Budget at 7:12 pm.

Adoption of 2026 Budget Resolution, to Set Mill Levies and to Appropriate Sums of Money- Following discussion, upon a motion made by Director Booker, seconded by Director Dow and, upon vote, unanimously carried, the Board adopted the 2026 Budget Resolution, to set the Mill Levy and to Appropriate Sums of Money subject to receipt of the Final Assessed Valuation from Arapahoe County.

KB Home One Time Development Fee Payment – Ms. Torgerson notified the Board that the one-time development fee payment in the amount of \$922,946.52 was received. Starting January 1, 2026, all the platted

lots within the boundaries of District 3 that are being built by KB Home will be subject to the \$60 per month operations and maintenance fee.

2024 Audit Update – Ms. Torgerson noted that it is likely a special meeting will be called in December to approve the 2024 audit.

## District Committee Updates

### Community Center

Dishwasher Replacement Proposal – Following discussion, upon a motion made by Director Muller, seconded by Director Booker and, upon vote, unanimously carried, the Board approved Ms. Torgerson to purchase a dishwasher, have it installed and to have the old dishwasher properly disposed of at a cost not to exceed \$1000.

Communication – Ms. Plant reviewed the 2025 survey results with the Board. The results will be posted on the District's website, social media sites and on TownSq.

Garden – The Murphy Creek Community Garden won Best Appearance and Golden Shovel Award from the City of Aurora.

Landscape – There was no update, other than Fall Cleanup is scheduled to start the week of November 24<sup>th</sup>.

### Recreation

BBQ Grill @ Pool – Based on the survey results, the Board will not consider this request.

Trashcan Replacement – Ms. Torgerson noted many of the trash receptacles on District property are starting to show their age or are damaged. The Board will consider this as a future expenditure. No vote was taken.

2025 Repair Recommendation - Following discussion upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved Front Range Recreation to move forward with the recommended pool equipment repair at the cost of \$3306.88.

2026 Pool Management Agreement – This item was tabled until the January Board meeting.

### Projects

Fence Repairs – Work has started on the fence repairs. Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously

carried, the Board approved an additional 10 posts and 21 pickets to be replaced at a cost not to exceed \$3500.

Electrical Issues at Old Tom Morris and Jewell – Ms. Torgerson noted that Xcel has scheduled to open the transformer for the damaged line the week of December 3.

Other Business

There was no other business to discuss.

Board Member Comments

There were no Board member comments.

Confirm Quorum for Next Scheduled Meeting

Ms. Torgerson requested the Board members confirm their attendance at the January 21, 2026 meeting.

Adjournment

With no further business to discuss, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the meeting adjourned at 7:36 p.m.

Respectfully submitted,

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Secretary for the Meeting