

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD JANUARY 21, 2026**

A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, January 21, 2026, 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:

Margaret Booker

Ed Dow

Alex Ortiz

Josh Rodriguez

Also, in attendance were:

Shannon Torgerson, Goodwin & Company

Tom White, Environmental Designs

Administrative Matters

Call to Order/Declaration of Quorum – Ms. Torgerson called the meeting to order at 6:00 p.m. Quorum was confirmed with 4 of 5 Board members in attendance. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board excused the absence of Director Muller due to illness.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Ortiz, seconded by Director Rodriguez 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 noted the deadline for community beautification grants to be requested from the City of Aurora is February 1. The Board noted the District is unable to apply for grants due to restrictions within the Service Plan.

A resident expressed concern regarding the cost of the irrigation controllers that ED is recommending be replaced. The Board noted it is in the information gathering stage and that no vote would be taking place without additional information. Further, the District will be working with Aurora Water to ensure rebates can be obtained for the equipment to be installed.

Consider Approval of Prior Meeting Minutes – November 19, 2025 Regular Meeting – Following discussion, upon a motion made by Director Ortiz, seconded by Director Dow and, upon vote,

unanimously carried, the Board approved the November 19, 2025 Regular Meeting Minutes as presented.

Consider Approval of the 2026 Annual Administrative Resolution –

The Board reviewed the 2026 Administrative Resolution in detail and noted the following:

- Director Dow should not be listed as Secretary
- Meetings will be held monthly on the 4th Wednesday of the month at 6:00 p.m. at the Community Center.
- The Annual Meeting is scheduled for November 18, 2026 due to Thanksgiving.

Following discussion, upon a motion made by Director Rodriguez, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the 2026 Annual Administrative Resolution as amended.

Consider Approval of the 2026 Transparency Notice – Following discussion, upon a motion made by Director Dow, seconded by Director Booker and, upon vote, unanimously carried, the Board approved the 2026 Transparency Notice as amended to match the 2026 Annual Administrative Resolution.

Acknowledge Filing of 2026 Boundary Map – Following discussion, upon a motion made by Director Ortiz, seconded by Director Dow and, upon vote, unanimously carried, the Board acknowledged the filing of the 2026 Boundary Map with the Department of Local Governments.

Consider Approval of CORA (Colorado Open Records Act) Resolution – Following discussion, upon a motion made by Director Ortiz, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the CORA (Colorado Open Records Act) Resolution as presented.

Consider Approval of Online Notice Resolution – Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the Online Notice Resolution as presented.

Consultant Matters

Landscape Maintenance/Snow Removal – Mr. White was in attendance to answer questions. It was noted there has been minimal snow removal operations due to the lack of snow.

2026 or 2026/2027 Landscape Maintenance Contracts – Ms. Torgerson noted that Mr. Rufien's office reviewed the contracts as proposed by Environmental Designs and signed off on each, with minimal amendment. Following discussion, upon a motion made by Director Ortiz, seconded by Director Rodriguez and, upon vote, unanimously carried,

the Board approved the 2026/2027 Landscape Maintenance Agreement with Environmental Designs at a cost of \$159,223.00 for 2026, and a 2% maximum increase in 2027 subject to annual appropriations.

Irrigation Controller Replacement Proposal – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board tabled action on this item.

Rejuvenation Prune Proposal – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the Rejuvenation Prune proposal from Environmental Designs at a cost of \$17,701.98 as presented.

Pond Cleaning Proposal – Following discussion, upon a motion made by Director Ortiz, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the Pond Cleaning proposal at the cost of \$1240.66 subject to the scope of work being amended to include the pond locations.

Stop and Waste Irrigation Proposal – Mr. White provided the Board with information about the 6 Stop and Waste that need to be replaced. Following discussion, upon a motion made by Director Ortiz, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the Stop and Waste Irrigation proposal at the cost of \$17,826.16 from Environmental Designs.

Doggy Station Waste Can Replacement Proposal – The Board requested the damaged or rusted trash cans attached to dog waste stations be replaced. In those high traffic areas, it was requested that larger cans be used. The Board also requested the 4 new stations be added as discussed in 2025.

Ratification of Winter Watering Completed in December 2025 – Following discussion, upon a motion made by Director Rodriguez, seconded by Director Ortiz and, upon vote, unanimously carried, the Board ratified the approval of winter watering completed in December 2025 by Environmental Designs at the cost of \$14,750.

Legal – The Board requested all motions filed in the lawsuit be sent to them by Litigation Counsel.

Security – Ms. Torgerson provided an update from Mr. Carroll noting 1 vehicle was stolen on December 29 and recovered in another area

in the District on December 31. There was also a burglary reported on December 30.

Financial Matters

Review and Acceptance of November 30, 2025 Financial Statements

– Ms. Torgerson reviewed the November 30, 2025 Financial Statements with the Board.

Review AR Report and Attorney Status Report – Ms. Torgerson reviewed the AR report and Attorney Status Report with the Board. It was noted the Board will see a new tag on the status report as of January letting them know which accounts have been turned over to Arapahoe County for collection efforts.

Account 575947 Late Fee Waiver Request – The Board reviewed the Late Fee Waiver request from account 575947 in detail. Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board denied the late fee waiver request from account 575947.

Account 576214 Payment Plan Request – The Board reviewed the payment plan request from account 576214. Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board requested the owner pay 50% of the balance due to start the payment plan with the remainder due over the course of 6 months. It was noted that the Operations and Maintenance fee must be paid each month in addition to the amount due in the payment plan.

2024 Audit Update – Ms. Torgerson noted several meetings have been held regarding the 2024 Audit and that Goodwin is attempting to get it completed as soon as possible.

2025 Audit Proposal – Following discussion, upon a motion made by Director Ortiz, seconded by Director Dow and, upon vote, unanimously carried, the Board approved Wipfli to complete the 2025 Audit, once the 2024 audit has been finalized and at the cost of \$7500.

District Committee Updates

Community Center

Facility Rental Agreement Update – Ms. Torgerson provided the Board with a simplified Facility Rental Agreement, expressing hope that more renters will fully understand the agreement. Following discussion, upon a motion made by Director Rodriguez, seconded by Director Dow and, upon vote, unanimously carried, the Board approved the use of the Facility Rental Agreement Update.

Discussion Regarding Review of Facility after each Rental – The Board requested management obtain additional information on how the Committee would work and determine if there is any interest.

Communication – Ms. Plant noted several items have been added to the website, including the last edition of the newsletter and the survey results. Topics for the next newsletter were requested.

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

Landscape – There was no update.

Recreation

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.

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

2026 Amenity Access Forms – The Board reviewed the updated and simplified Amenity Access forms. The Board approved the forms to be mailed to all residences.

Brivo Keycard System Control Panel Proposal – Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved a new system control panel to be installed by Everon at the cost of \$2285.

Projects

Fence Repairs – All work approved in 2025 has been completed. Proposals for repairs on areas not touched in 2025 will be requested.

Electrical Issues at Old Tom Morris and Jewell – The Board was provided additional information regarding the electrical issues at Old Tom Morris and Jewell, noting that Xcel wasn't able to trace the lateral line that provides power to the center median at the beginning of December and stated a new lateral line must be installed at the District's cost. Since Xcel hasn't been forthcoming with the process for this installation, there has been quite a bit of communication from the electrician, Xcel and Goodwin trying to figure out what needs to be done.

Other Business

There was no other business to discuss.

Board Member Comments

There were no Board member comments.

Adjournment

With no further business to discuss, upon a motion made by Director Dow, seconded by Director Rodriguez and, upon vote, unanimously carried, the meeting adjourned at 8:46 p.m.

Respectfully submitted,

Secretary for the Meeting