

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD MARCH 25, 2026**

A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, March 25, 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
Glen Muller

Also, in attendance were:

Shannon Torgerson, Goodwin & Company
Tom White, Environmental Designs
Paul Rufien, Rufien Law, P.C.

Administrative Matters

Call to Order/Declaration of Quorum – Ms. Torgerson called the meeting to order at 6:00 p.m. Quorum was confirmed with all Board members in attendance.

Approval of Agenda, Meeting Location and Posting Location – Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller 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 – There were no public comments.

Consider Approval of Prior Meeting Minutes – January 21, 2026

Regular Meeting – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the January 21, 2026 Regular Meeting Minutes as presented.

Consider Approval of Prior Meeting Minutes – February 21, 2026

Special Working Session Minutes – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the February 21, 2026 Special Working Session Meeting Minutes as presented.

Appointment of Board Members and Oath of Office for Directors

Rodriguez and Dow – Following discussion, upon a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board appointed Joshua Rodriguez and Ed

Dow to fill the seats as required by the State of Colorado. Ms. Torgerson administered the Oath of Office to each.

May 2026 Meeting Date Discussion – Ms. Torgerson noted she will be out of the state for the regular meeting date in May and requested it be rescheduled to either May 13 or May 20. The Board elected to meet on May 13.

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. Spring cleanup will start on April 8, 2026. The Board requested the vinyl post where the mailbox was at the clubhouse be removed and the hole filled with soil and that the pine tree relocated from the windmill roundabout be checked as the bottom needles are very dry.

Irrigation Controller Replacement Proposal – The Board requested Mr. White resubmit this proposal, prioritizing those controllers where repairs are needed such as new wiring or locks. The Board also requested information on which controllers feed which areas to be incorporated into the Districts GIS mapping project. Discussion ensued regarding watering restrictions and how the District can conserve water.

Ratification of Winter Watering Completed in February 2026 – The Board noted that a second round of winter watering was completed in February 2026 at the cost of \$14,750.

Spring Floral Proposal – Following discussion, the Board declined to act on the Spring Floral proposal due to pending water restrictions. Communication will be sent to residents regarding the steps the District is taking to conserve water.

Summer Turf Program Due to Expected Water Restrictions – The Board reviewed the summer turf program proposal in detail and asked how the chemical application works long term. Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the Essential G Turf and Soil Treatment at the cost of \$19,500. The Board will review the need for the additional recommended treatments at the April Board Meeting.

Community Center Exterior and Roundabout Landscape Renovation Project – Given the watering restrictions in place, the Board declined to approve the budget, but did request formal proposals for fall 2026 for the colorful windmill roundabout landscaping, and the clubhouse landscape (outside the front of the building) with the removal of the

annual flower bed at Old Tom Morris and East Florida Ave and the turf adjacent to the building.

Legal Update

Discussion regarding Account 576517 – Damage Caused by RV - Mr. Rufien discussed the District's position regarding the damage caused to District property by the parking of a large RV on District property and the steps taken to make the RV owner reimburse the funds to the District totaling \$15,240.09. Mr. Rufien explained the District can turn over the amount due to Arapahoe County at the end of the year if the balance is still outstanding.

Lawsuit Update – Mr. Rufien noted the judge still hasn't provided confirmation of the jury verdict from the trial in 2025.

Security – Ms. Torgerson provided an update from Mr. Carroll noting a vehicle was stolen from the apartments and a weapons violation was reported in the Montano homes areas (Gun Club Road and E. Louisiana Ave). The AED pads have also been received and will be installed in the coming days.

The Board discussed the Flock cameras noting they would need to discuss keeping them in late 2026 since the annual fee totaling \$20,750 for the first 8 cameras installed was just paid. The remaining 9 cameras will renew in July.

Financial Matters

Review and Acceptance of December 31, 2025 and February 28, 2026 Financial Statements – Ms. Torgerson reviewed the December 31, 2025 and February 28, 2026 Financial Statements with the Board. Ms. Torgerson will forward current interest rates to the Board for discussion of investing \$750,000 currently held in the operating account.

Review AR Report and Attorney Status Report – Ms. Torgerson reviewed the AR report and Attorney Status Report with the Board. It was noted that KB Home is paying 2 months in arrears which has caused a spike in the account receivables. The District should start to receive funds from the accounts turned over to the County in the coming months, with most of them being paid in full in August or September. Ms. Torgerson also noted that several owners whose accounts were turned over to the County have reached out wanting to pay the current balance due.

2024 Audit Update – Ms. Torgerson noted several additional documents have been provided to the auditor for the 2024 Audit.

Community Center Lighting – The Board reviewed the proposals from Jellyfish and Gemstone Lighting with Ms. Torgerson recommending the Gemstone proposal. Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the proposal for clubhouse lighting from Gemstone Lighting at the cost of \$11,995. The Board requested Ms. Torgerson determine if the product warrant could be extended beyond 1 year.

Discussion Regarding Review of Facility after each Rental – The Board reviewed the information provided by Management on the review of the facility after each community center rental. Ms. Torgerson was requested to determine how the reviewer was selected for the District this program is used in.

Communication – Ms. Plant noted several items have been added to the website. Based on discussion during the meeting, the focus of the next newsletter will be the drought and steps the District is taking to conserve water. Articles are requested to be sent to the Communication Committee through Director Booker no later than April 20.

Garden – There was no update.

Landscape – There was no update.

Recreation

Trashcan Replacement – Directors Dow and Booker are working to find a less expensive replacement for the existing trashcans.

2026 Pool Management Agreement – Following discussion, upon a motion made by Director Rodriguez, seconded by Director Dow and, upon vote, unanimously carried, the Board approved the 2026 Pool Management Agreement with Front Range Recreation with the hours to be amended after school starts in August to 8 pm.

Projects

Fence Repairs – Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the proposal from Century Site Services for fence repairs to be completed in all areas not touched in 2025 at the cost of \$25,211.80.

Electrical Issues at Old Tom Morris and Jewell – The application for a new lateral line has been submitted to Xcel

Energy. Once approved, Palm Tree Electric will proceed with installing the later line and ensuring the irrigation system at Old Tom Morris and Jewell is connected properly.

Other Business

There was no other business to discuss.

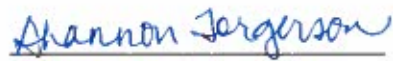
Board Member Comments

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 8:05 p.m. The next meeting is scheduled for Wednesday, April 22, 2025.

Respectfully submitted,

A handwritten signature in blue ink that reads "Shannon Jergerson". The signature is written in a cursive style and is positioned above a horizontal line.

Secretary for the Meeting