

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD APRIL 22, 2026**

A regular meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, April 22, 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.

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

Consider Approval of Prior Meeting Minutes – March 25, 2026 Regular Meeting – Following discussion, upon a motion made by Director Ortiz, seconded by Director Dow and, upon vote, unanimously carried, the Board approved the March 25, 2026 Regular Meeting Minutes as presented.

Consultant Matters

Landscape Maintenance/Snow Removal – Mr. White was in attendance to answer questions. It was noted the irrigation system should be functional for the season after the week of April 27, 2026.

Irrigation Controller Replacement Proposal – Mr. White will be reviewing the priority of needed repairs to the irrigation system controllers once it has been activated for the season.

Legal Update – There was no update.

Security – Ms. Torgerson noted the entry door to the community center wasn’t closing properly, so Mr. Carroll had it looked at and the hinges adjusted.

Financial Matters

Review and Acceptance of March 31, 2026 Financial Statements – Ms. Torgerson reviewed the March 31, 2026 with the Board.

Review and Approval of Purchase of CD with AAB for 6 months at 3.55% APY – Following discussion, upon a motion made by Director Booker, seconded by Director Rodriguez and, upon vote, unanimously carried, the Board approved the purchase of a \$500,000 CD with AAB for a term of 6-months.

Review AR Report and Attorney Status Report – Ms. Torgerson reviewed the AR report and Attorney Status Report with the Board noting KB has paid in full. It was also noted that a hand full of the owners' whose accounts were turned over to Arapahoe County have reached out to pay the balance due.

2024 Audit Update – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved the 2024 audit has drafted.

Open Forum

There were no comments for open forum.

District Committee Updates

Community Center

Discussion Regarding Review of Facility after each Rental – The Board tabled this discussion.

Ms. Torgerson notified the Board the cost for the repair of the broken window is under \$500 and that she would proceed with the repair as soon as possible.

Communication – Ms. Plant requested an update from the Board for the newsletter and indicated she would reach out to Ms. Torgerson for the address list when it is closer to being published.

Garden – James Shaffer was in attendance for the Garden Committee noting several dates for garden events. It was also requested that ED review the trees surrounding the garden area as several need trimming.

Landscape – There was no update.

Recreation

Trashcan Replacement – Ms. Torgerson noted the trashcans are on backorder and should be available around May 1.

Tennis Court Windscreen & Pickleball Net Replacement – Mr. Ortiz explained that the pickleball nets purchased in the fall of 2024 have not held up to the use and elements and recommended the purchase of heavy duty portable nets in addition to new custom made windscreens at a cost of

\$13,799.25. Following discussion, upon a motion made by Director Rodriguez, seconded by Director Booker and upon vote, unanimously carried, the Board approved the purchase of new pickleball nets and windscreens for the tennis courts at a cost not to exceed \$13,799.25.

Pickleball Social Discussion – The Board approved a pickleball social to be held at the tennis courts, if lessons for a cost are not offered.

Projects

Fence Repairs – Ms. Torgerson announced that the deposit for materials has been paid and work will commence shortly.

Electrical Issues at Old Tom Morris and Jewell – Following discussion, upon a motion made by Director Booker, seconded by Director Ortiz and, upon vote, unanimously carried, the Board approved Palm Electric to install a new lateral line at Old Tom Morris and Jewell and to install an outlet and light fixture on the marquee sign just north of Jewell on Old Tom Morris at a cost of \$14,250.

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 6:42 p.m. The next meeting is scheduled for Wednesday, May 13, 2026.

Respectfully submitted,

Secretary for the Meeting