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

NOTICE OF REGULAR MEETING AND AGENDA

DATE:	July 22, 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. Consider Approval of the June 24, 2026 Regular Meeting Minutes (pgs 7-10)
   D. Consider Approval of 2025 Annual Report to the City of Aurora (pgs 11-13)

II. CONSULTANT MATTERS
   A. Landscape Maintenance/Snow Removal
      1. Review and Consider Approval of 2026/2027 Snow Removal Contract with Environmental Designs (pgs 14-17)
   B. Legal
   C. Security
   D. Pool
      1. Consider Approval of Lane Line Purchase at the Cost of $380

III. FINANCIAL MATTERS
   A. Review and Acceptance of June 30, 2026 Financial Statements (pgs 18-25)
   B. Review AR Report (pgs 26-29)
      1. Update on Receipt of Past Due Amounts from Arapahoe County
      2. Fee Waiver Request from Acct 575945 (pgs 30-31)

IV. 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.

V. DISTRICT COMMITTEE UPDATES
   A. Community Center
   B. Communication
   C. Garden
   D. Landscape
   E. Recreation
      1. Review and Consider Approval for Repairs to all Tot Lots (pgs 32-37)
      2. Review and Consider Approval of Additional Playground Mulch at Tot Lots (pgs 38-45)
      3. Consider Approval of Keycard Activation for Delinquent Resident (Acct 575743) (pgs 46-

47)

F. Projects

1. Turf Removal next to 1566 S Gold Bug Circle (pgs 48-50)

VI. OTHER BUSINESS

A. Review and Consider Approval of Reserve Study Proposal (pgs 51-69)

VII. BOARD MEMBER COMMENTS

VIII. ADJOURNMENT – The next meeting is scheduled for August 26, 2026 at 6:00 pm