

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

**NOTICE OF SPEICAL MEETING AND AGENDA**

|                            |                                                  |
|----------------------------|--------------------------------------------------|
| <b>DATE:</b>               | <b>August 26, 2026</b>                           |
| <b>TIME:</b>               | <b>5:15 pm</b>                                   |
| <b>LOCATION:</b>           | <b>23801 E Florida Ave.<br/>Aurora, CO 80018</b> |
| <u>Board of Directors:</u> |                                                  |
| Margaret Booker            | Glen Muller                                      |
| Alex Ortiz                 | Josh Rodriguez                                   |
| Ed Dow                     |                                                  |

- I. EXECUTIVE SESSION – The Board intends to enter executive session pursuant to §24-6-402(4)(a), to confer with an attorney for the District for the purpose of negotiations and possible real property acquisition at 5:15 p.m.
- II. ADMINISTRATIVE MATTERS – 6:00 p.m.
  - A. Call to Order/Declaration of Quorum
  - B. Approval of Agenda, Meeting Location and Posting Location
  - C. Consider Approval of the July 22, 2026 Regular Meeting Minutes (pgs 6-8)
- III. GUEST ATTENDEE – Amy Wiles, Councilmember, City of Aurora Ward 2
- IV. CONSULTANT MATTERS
  - A. Landscape Maintenance/Snow Removal
    - 1. Water Use Update (pg 9)
    - 2. Irrigation Controller Proposal – 24379 E Kansas Cir (pgs 10-13)
    - 3. Community Garden Master Valve Proposal (pgs 14-17)
  - B. Legal
  - C. Security
    - 1. Flock Camera Request from Resident and Draft Camera Policy (pgs 18-24)
  - D. Pool
- V. FINANCIAL MATTERS
  - A. Review and Acceptance of July 31, 2026 Financial Statements (pgs 25-30)
  - B. Review AR Report (pgs 31-37)
- VI. 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.
- VII. 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 38-40)
  - 2. Review and Consider Approval of Additional Playground Mulch at Tot Lots (pgs 41-48)
  - 3. Tennis Court Light Repair Proposal Ratification (pgs 49-50)
- F. Projects

VIII. OTHER BUSINESS

- A. Review and Consider Approval of Reserve Study Proposals (pgs 51-61)

IX. BOARD MEMBER COMMENTS

- X. ADJOURNMENT – The next meeting is scheduled for September 23, 2026 at 6:00 pm