

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
HELD AUGUST 26, 2026**

A special meeting of the Board of Directors of the Murphy Creek Metropolitan District No. 3 was held on Wednesday, August 26, 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:

Glen Muller
Margaret Booker
Ed Dow
Alex Ortiz
Josh Rodriguez

Also, in attendance were:

Shannon Torgerson, Goodwin & Company
Andy Carroll, Metropolitan District Public Safety Group
Paul Rufien, Rufien Law, P.C.

Executive Session

Following a motion made by Director Booker, seconded by Director Muller and, upon vote, unanimously carried, the Board entered into Executive Session to confer for the purpose of negotiations and possible real property acquisition at 5:15 pm.

Following a motion made by Director Rodriguez, seconded by Director Ortiz and, upon vote, unanimously carried, the Board exited Executive Session at 5:42 pm.

Administrative Matters

Call to Order/Declaration of Quorum – Ms. Torgerson called the Board 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 Rodriguez, seconded by Director Ortiz 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 – July 22, 2026 Regular Meeting – Following discussion, upon a motion made by Director Ortiz, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the July 22, 2026 Regular Meeting Minutes as presented.

Guest Attendee

Amy Wiles, Councilmember for the City of Aurora Ward 2, was in attendance. Topics discussed are growth within the area around Murphy Creek, traffic control, street repairs and the opening of the expanded traffic lanes on Jewell, east of Old Tom Morris.

Consultant Matters

Landscape Maintenance/Snow Removal – Mr. White was not in attendance due to another commitment.

Water Use Update – Ms. Torgerson provided the Board with an update regarding water use since the last meeting.

Irrigation Controller Proposal – 24379 E Kansas Cir – The Board requested a pin of where this irrigation controller is located.

Community Garden Master Valve Proposal – The Board discussed the proposal to add a Master Valve to the community garden that would only allow water to flow to the spigot at designated times. The Board declined to take action at this time.

Legal Update – Mr. Rufien explained the District is still waiting on the judge to finalize the order/verdict from the trial that happened in October 2025.

Security – Mr. Carroll reported there was one report of an item stolen from a yard since the last meeting.

Flock Camera Request from Resident and Draft Camera Policy- The Board reviewed the request from a resident and noted they would be discussing the Flock Cameras during the budget process for 2027. Following discussion, upon a motion by Director Rodriguez, seconded by Director Muller and, upon vote, unanimously carried, the Board approved the Resolution of the Board of Directors of the Murphy Creek Metropolitan District No. 3 Regarding Cameras noting the time frame in item 3 should be reduced to 7 (seven) days.

Pool Update – There was no update, but Ms. Torgerson reminded the Board the pool closes for the season on September 7. Front Range will provide a closing report after the season ends.

Financial Matters

Review and Acceptance of July 31, 2026 Financial Statements – Ms. Torgerson reviewed the July 31, 2026 with the Board. Following discussion, upon a motion made by Director Ortiz, seconded by Director Booker and, upon vote, unanimously carried, the Board accepted the July 31, 2026 Financial statements as presented.

Review AR Report and Attorney Status Report – Ms. Torgerson reviewed the AR report with the Board.

Open Forum

There were no comments for open forum.

District Committee Updates

Community Center – There was no update.

Communication – There was no update.

Garden – There was no update.

Landscape – There was no update.

Recreation

Review and Consider Approval for Repairs to all Tot Lots –
The Board tabled action on these proposals.

Review and Consider Approval of Additional Playground
Mulch at Tot Lots – The Board tabled action on these
proposals.

Tennis Court Light Repair Proposal Ratification – Following
discussion, upon a motion by Director Ortiz, seconded by
Director Rodriguez and, upon vote, unanimously carried, the
Board ratified approval of the tennis court light repair
proposal at the cost of \$4,050.00

Projects – There were no projects to discuss.

Other Business

Review and Consider Approval of Reserve Study Proposals – The
Board tabled action on this item.

Board Member Comments

There were no Board Member comments.

Adjournment

With no further business to discuss, upon a motion made by
Director Rodriguez, seconded by Director Muller and, upon vote,
unanimously carried, the meeting adjourned at 8:17 p.m. The next
meeting is scheduled for Wednesday, September 22, 2026.

Respectfully submitted,



Signer ID: OPHBF36B16...

Secretary for the Meeting