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

NOTICE OF REGULAR MEETING AND AGENDA

DATE:	October 28, 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 – 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 September 23, 2026 Regular Meeting Minutes (pgs 11-15)
- D. Discussion regarding Next Meeting Date

II. CONSULTANT MATTERS
- A. Landscape Maintenance/Snow Removal
  1. Water Use Update
  2. Xeriscape Discussion – Environmental Designs Concept Plans (pgs 16-17)
  3. Pet Waste Station Update
  4. Fall Turf Services Proposal (pgs 18-32)
  5. Consideration of Environmental Designs Proposal for Tennis Court Irrigation Stop-and-Waste Valve Repair ($3,792.25) (pgs 33-38)
- B. Legal
  1. Update on Owner Account Dispute and Records Requests (possible Executive Session pursuant to §24-6-402(4)(b), C.R.S., to receive legal advice)
- C. Security
  1. Pool Camera Installation Update
  2. Garden Camera Installation Update
  3. Flock Camera System – Resident Notice Discussion
- D. Pool
  1. 2026 Pool Closing Report and Pool Usage Report (pgs 39-43)
  2. Recommended Repairs (Deckside Pool Vacuum, Wader Pool Plaster, Drinking Fountain) and Capital Planning Guide (pgs 44-63)
  3. Review and Consider Approval of the 2027-2028 Front Range Recreation Agreement (pgs 64-71)

III. FINANCIAL MATTERS
- A. Review and Acceptance of September 30, 2026 Financial Statements (pgs 72-76)
- B. Review AR Report (pgs 77-84)
  1. TENTATIVE: Payment Plan Request – Account 575639
  2. Conduct Public Hearing regarding the Certification of Delinquent Accounts. Review and

Consider Approval of Schedule of Eligible Delinquent Charges to Arapahoe County Treasurer. (pg 85)

C. CD Maturity – Western Alliance CDARS ($505,622.49, matures November 5, 2026) – Consider Reinvestment Instructions (pg 86)
D. Review 2027 Draft Budget (pgs 87-90)
E. Review 2026 Budget Amendment (pgs 87-89)

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
1. Cleaning Transition Update
B. Communication
1. Committee Chair Transition and Newsletter Content (due November 10)
C. Garden
D. Landscape
E. Recreation
1. Review and Consider Approval for Repairs to all Tot Lots
F. Projects

VI. OTHER BUSINESS
A. Review and Consider Approval of Reserve Study Proposals

VII. BOARD MEMBER COMMENTS

VIII. ADJOURNMENT – The next meeting is TBD.