

**RECORD OF PROCEEDINGS
MURPHY CREEK METROPOLITAN DISTRICT NO. 3
BOARD OF DIRECTORS MEETING
January 23, 2019**

Approved February 27, 2019

The regular meeting of the Board of Directors for Murphy Creek Metropolitan District No. 3 was called and held, as shown, in accordance with Colorado law on January 23, 2019 at Engine 15 Meeting Room, 1880 S Flatrock Trail, Aurora, CO 80018.

Call to Order

Douglas Schriner called the meeting to order at 6:03 p.m. The following Directors were present: Douglas W. Schriner, Margaret A. Rash, Justin Bregenzer (arrived 6:14 p.m.), and Daniel Adema. Elizabeth Hubbard and David Prieto were present from Cherry Creek HOA Professionals. Brian Matise was present from Burg Simpson, Bob Colwell was present from Colwell & Company. Jake Willett, from ColoradoScapes was present. Andy Carroll, from Metropolitan Public Safety, was also present.

Pledge of Allegiance

Douglas Schriner led the Pledge of Allegiance.

Declaration of Quorum/ Disclosures of Potential Conflicts of Interest

Douglas Schriner noted that a quorum of the Board was present and the Directors confirmed their qualifications to serve. No potential conflicts of interest or disclosures other than those previously filed with the Secretary of State were reported.

Approval of Agenda

Douglas Schriner asked if there were any additions or corrections to the agenda. There were none. A motion was made, seconded, and unanimously carried to approve the agenda.

Approval of Minutes

Douglas Schriner asked if there were any additions or corrections to the November 28, 2018 meeting minutes. There were none. A motion was made by Director Rash, seconded by Mr. Adema, and carried (3-0) to approve the minutes as written. The Board agreed to table approval of the December 20, 2018 minutes until the next meeting.

Public Comments

The Board invited members of the public to comment on items that were not on the agenda. The following items were discussed.

- Tax rate questions were answered by Margaret Rash.
- Homeowner asked when mortgage payments would go down and was advised to contact their mortgage company.

(Director Bregenzer arrived)

- Homeowner asked if developers were billed for January assessments and Brian Matise confirmed that invoices have been sent.
- At the request of a homeowner Justin Bregenzer provided an update on street lights.
- Homeowner requested Old Town Morris Road be repaired and was advised that the roads were awarded to the City of Aurora. Owner was encouraged to report the repair issue to Access Aurora.

Landscaping and Snow Removal Report

It was reported that there have been two snow removals this year.

Construction Committee Report

Margaret Rash provided the report and the following was discussed.

- Interstate Restoration started work on the mechanical room repairs last week. The repairs should take 3-4 weeks.
- The committee recommended an engineer prepare stamped plans for repairs to the clubhouse. A motion was made, seconded, and carried to approve the proposal from New Rome Enterprises, totaling \$9,250.00 for stamped architectural and structural drawings.
- Committee is working on an agreement with neighboring communities to allow use of their clubhouse while ours is closed for repairs.

Financial Report

Bob Colwell provided a report the following was discussed.

- Bob Colwell provided an audit proposal from Logan and Associates for a three-year audit with the option of an additional two years. The cost is as follows: 2018 \$5,200, 2019 – 2022 \$4,800 p/year. A motion was made by Director Adema, seconded by Director Bregenzer, and carried (4-0) to approve the Logan and Associates proposal for a three-year audit, totaling \$5,200 for 2018 and \$4,800 for 2019 and 2020. Bob Colwell stated he will send Logan and Associates an engagement letter.

Legal Report

Brian Matisse presented the legal report. The following was discussed.

- Annual reporting and the transparency notice have been filed and posted.
- Collection Resolution – Brian Matisse presented a revised Collection Resolution with changes to the Attorney Transfer Fee, Processing Fee, and updated lockbox address. A motion was made by Director Schriener, seconded by Director Rash, and carried (4-0) to approve the revised Collection Resolution.

Safety Report

Andy Carroll from Metropolitan Public Safety provided a safety report. The following was discussed.

- Andy Carroll and Justin Bregenzer continue to work on security cameras.
- The next Neighborhood Watch meeting is scheduled for February 5th, 6:00 p.m. at the Fire Station. Aurora Police Department will be discussing auto theft.

Property Manager Report

Elizabeth Hubbard and David Prieto provided a report. The following was discussed.

- Coupon Payments – David Prieto reported that 797 owners either made payments or signed up for ACH, 393 owners were re-sent statements, and owners were not charged late fees if they signed up for ACH.
- Water Heaters – Elizabeth Hubbard provided information and pricing on water heaters. The Board agreed that the committee should research tankless water heaters.
- Nest Thermostat Installation – Elizabeth Hubbard provided information and pricing on Nest thermostat installation, to replace the current thermostats. Margaret Rash volunteered to install the Nest systems.
- Furnace Repairs – Elizabeth Hubbard provided repair proposals for furnace repairs. No decision was made at the meeting.

- Defibrillator – This item was tabled at the November meeting. The Board requested the proposals be re-sent to the Board and Andy Carroll for review and discussion at the next meeting.
- Tree Damage/ Car Accident – Elizabeth Hubbard reported that a claim has been filed with the driver’s insurance company.
- Parkways at Murphy Creek HOA – Elizabeth Hubbard reported that the Parkways Board has requested a meeting with the Metro District Board and Brian Matisse to discuss the alleyways. The Board agreed to meet with the Parkways Board, Elizabeth Hubbard will coordinate the meeting.
- Pool Management Agreement – This item has been tabled until the next meeting.
- Lightning Detector – This item has been tabled until February.

For the Good of The Order

- Jake Willett from Colorado Scapes provided a list of all services. Board requested the list be posted on Facebook.

Next Meeting

February 27, 2019, 6:00 p.m., Engine 15 Meeting Room, 1880 S Flatrock Trail, Aurora, CO 80018.

Adjournment

There being nothing further brought up for discussion; the meeting was adjourned at 8:03 p.m.



Secretary for the District