

**RECORD OF PROCEEDINGS  
MURPHY CREEK METROPOLITAN DISTRICT NO. 3  
BOARD OF DIRECTORS MEETING  
March 27, 2019**

*Approved April 17, 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 March 27, 2019 at 23801 East Florida Avenue, Aurora, CO 80018.

**Call to Order**

Doug Schriner called the meeting to order at 6:00 p.m. The following Directors were present: Douglas W. Schriner, Justin Bregenzer, Daniel Adema, and Charles Marlow. Elizabeth Hubbard was present from Cherry Creek HOA Professionals. Brian Matise was present from Burg Simpson, Andy Carroll was present from Metropolitan District Public Safety. A motion was made, seconded, and carried to excuse Margaret A. Rash from the meeting.

**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 meeting minutes that were submitted for approval. There were none. A motion was made by Director Marlow, seconded by Mr. Schriner, and carried to approve the February 27, 2019 regular meeting minutes as written.

**Public Comments**

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

- L. Swanson asked if there are plans to make the community garden lush. Owner requested this be a project for the Beautification Committee. Chuck Marlow stated that the Beautification Committee can work on this project.
- L. Swanson stated that the north side of the sidewalk on E. Jewell Avenue has not been shoveled and asked whose sidewalk it is. Douglas Schriner stated that the north side of E. Jewell Avenue is Murphy Creek Metro District No 3's responsibility, and the Board opted not to remove snow on the sidewalk due to the city pushing a lot of snow from the street onto the sidewalk during the heavy snow, making the snow removal very difficult and costly.
- M. Sobey asked about the front entrance signage. Douglas Schriner stated this item is on the agenda.

**Old Business**

- Snow Removal from the Parkways Update - At the last meeting the Board agreed to enter into a licensing agreement with Parkways at Murphy Creek from January 1, 2019 to December 31, 2019 where Murphy Creek Metro District No 3 will perform snow removal in the alleyways and pay for 50% of the costs.
  - A motion was made by Director Schriener, seconded by Mr. Marlow, and carried (3-0) to approve the licensing agreement. Daniel Adema abstained from voting.
  
- Video Cameras for the Clubhouse/ Security Update – Douglas Schriener provided a proposal from Verizon for an Intelligent Video package that includes the following:
 

▪ Equipment	\$27,021.10
▪ Installation and Training	\$27,360.00
▪ Monthly Reoccurring	\$1,485.00 p/month

A motion was made by Director Schriener, seconded by Mr. Bregenzer, and carried (4-0) to approve the Verizon proposal, to be installed by pool opening. The contract will be sent to the District Manager.

### **New Business**

- Completion of Automated Chemistry for the Pools – Douglas Schriener reported that the chemical controllers for the pools has been installed by Front Range.
  
- Discussion of Changing District Meeting Dates – A motion was made by Director Marlow, seconded by Mr. Schriener, and carried (4-0) to approve changing the Board of Director Meeting Dates to the third Wednesday of the month, effective April 17, 2019.

### **Construction Committee Report**

Justin Bregenzer provided a report and the following was discussed.

- The committee approved the proposal from Wesco for a 75-gallon conventional water heater and the water heater should be installed next week. The contract will be sent to the District Manager.
- Justin Bregenzer stated the committee received proposals from Interstate Restoration, 5280 Drywall and Restoration, and Reconstruction Experts for clubhouse repairs.
- The committee recommended approving Interstate Restoration's proposal. The committee will meet with Interstate Restoration to review the scope of work prior to the commencement of the work.
- A motion was made by Director Schriener, seconded by Mr. Marlow, and carried to approve the Interstate Restoration proposal to renovate the clubhouse restrooms.

### **Financial Report**

Bob Colwell was not in attendance. Review of the financials was deferred until the April meeting.

### **Legal Report**

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

- The developer filed a Complaint in District Court against Murphy Creek Metropolitan District No 3 for operations and maintenance fees.
- Due to improper service, the service was withdrawn.
- The developer filed an amended Complaint.
- Brian Matise provided a revised Collection Policy, with corrections to fees.

### **Property Manager Report**

Elizabeth Hubbard provided a report. The following was discussed.

- Coupon Payments – 523 Owners have now registered for ACH. There are 104 accounts that are 90 days delinquent. The delinquent accounts will be turned over to Burg Simpson for collections per the Collection Policy.
- Per Brian Matise, management does not have authority to waive more than \$1,000 in fines and late fees.
- The Board instructed management to remove pool, tennis court, and clubhouse access for accounts 90 days delinquent until paid in full.
- The Board agreed that going forward the pool will no longer be rented for parties.
- The Board agreed that going forward the pool will not be available or included in clubhouse rentals. If anyone from a clubhouse rental party is found to have used the pool, the owner forfeits the rental deposit and all access card(s) will be suspended until the owner has a hearing with the Board.
- Interstate Restoration has completed repairs to the mechanical room and the invoice has been submitted for payment.
- The insurance claim (#18751397) for the mechanical room repairs was denied due to years of neglect.
- The insurance pool paid \$1,273.86 for ceiling tile and carpet cleaning in the clubhouse basement. The remainder of the claim (19752756) was denied due to neglect.
- Defibrillator signage will be put on hold until the equipment is installed.
- Management is revising pool and tennis court rules and new signage will be made.
- Discussed revising pool packet and procedure for key card activation. Board would like pictures of minors and adults kept on file.
- A motion was made by Director Schrinier, seconded by Mr. Marlow, and carried to approve the proposal from ColoradoScapes for three (3) 3" Chanticleer Pear trees installed, including stump removal, totaling \$4,200.00.
- Elizabeth Hubbard stated she will be unavailable every other month due to the change of meeting schedule. Managers Reports will continue to be submitted on a month basis.
- The Board requested proposals for solar lighting at the billboard/marquee. The billboard/marquee is also in need of repair.

#### **For the Good of The Order**

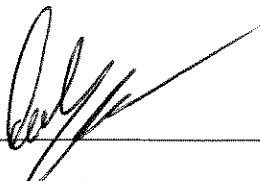
- M. Sobey invited owners to attend the Planning Commission meeting on April 10, 2019, 6:00 p.m. at the Municipal building.
- M. Sobey invited owners to attend the City Council ward meeting on March 18, 2019, 6:30 p.m. at the Beck Recreation Center.

#### **Next Meeting**

April 17, 2019, 6:00 p.m., Murphy Creek Clubhouse, 23801 E Florida Avenue, Aurora, CO 80018

#### **Adjournment**

There being nothing further brought up for discussion; the meeting was adjourned at 7:32 p.m.



Secretary for the District