

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

MURPHY CREEK METROPOLITAN DISTRICT NO. 3

Held: July 17, 2019 at 23801 East Florida Ave., Aurora, CO
80018

Attendance

A meeting of the Board of Directors of Murphy Creek Metropolitan District No. 3 was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

Douglas W. Schriner
Margaret A. Rash
Justin Bregenzer
Chuck Marlow
Daniel Adema

Also present were: District accountant Bob Colwell, District managers David Prieto and Renee Braucht, District counsel Brian Matise, District security Andy Carroll, and District landscape contractor Jake Willett.

Call to Order

Mr. Schriner, as President, called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Mr. Schriner led the Pledge of Allegiance.

Board members and consultants introduced themselves to the public.

Declaration of
Quorum/Disclosures of
Potential Conflicts of Interest

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

Approval of Agenda

Mr. Schriner suggested to modify the agenda to move up the landscaping report. It was moved by Ms. Rash, seconded by Mr. Adema, and carried (5-0) to approve the agenda with that modification.

Approval of Minutes of June
18, 2019 Meeting

Mr. Schriner asked if there were any additions or corrections to the minutes of the June 18, 2019 meeting. There were none. It was moved by Ms. Rash, seconded by Mr. Marlow, and carried

(5-0) to approve the minutes as presented.

Public Comments

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

Several homeowners commented on hiring off duty police officers for July 4. There was also an extensive discussion of comments on public media. Mr. Carroll addressed the questions regarding the District's hiring of off duty police officers.

Landscaping Report

Mr. Willett delivered the landscaping report. The community is looking better than it did 2 years ago. Mr. Willett discussed the inventory of dead and dying trees and the cost for replacement or removal. Tree pruning is underway. Second round of fertilization and weed control will be applied next week. Discussed native grass maintenance and monitoring of irrigation.

Financial Report

Mr. Colwell presented the financial report. The District is in the middle of the 2018 audit.

Legal Report

Mr. Matise presented the legal report. The status of collections was discussed. Legal counsel have been able to collect a significant percentage of past due accounts. Mr. Matise discussed the status of the legal action brought by the developer to challenge fees.

New Business

Ms. Rash proposed reinstating clubhouse use for homeowners who did not know about the District's policy against use of the pool by persons who rent the clubhouse (i.e., the pool is not included in clubhouse rental).

There was an incident at the clubhouse and the owner is appealing the fine. Determination will be made within 7 days.

The Board also discussed how long of a suspension for those who use the pool while renting the clubhouse. The Board discussed a subcommittee to recommend a policy on suspension of privileges for violations.

Property Manager Report

Mr. Prieto gave the property managers's report. He presented the balance sheet with cash on hand. He discussed status of repairs to the clubhouse. Century Link internet proposal was discussed. They are offering a dedicated line but the same speed. Comcast estimated \$6,000 to run cable, but later increased that to \$19,000 with up to an additional \$6,000 allowance.

The new janitorial contract was discussed.

The HOA would like to hold the end-of-year "doggy dip" party again. On a motion by Ms. Rash, seconded by Mr. Marlow and unanimously passed (5-0), the Board authorized the HOA to use the pool on September 7 to hold the doggy dip.

Refinishing of floors in the clubhouse was discussed. On a motion by Mr. Marlow, seconded by Ms. Rash and passed (3-2, Mr. Adema and Mr. Bregenzer voting no), the Board approved Father & Sons contract to refinish the floors in the amount of \$2,650 on August 5-8.

The Board discussed light replacement with LED's around the pool after the pool closes.

Safety Report

Mr. Carroll presented the safety report. Thefts from cars were discussed. There have been organized groups of youth stealing from cars.

Cameras have been installed in the clubhouse. Some work still needs to be completed before they are fully operational.

Neighborhood Watch

The National Night Out is August 6 at 5:00 pm. All are welcome to attend to support the work of the police.

Construction Committee Report

The Interstate work still has a few outstanding issues. The final invoice had not yet been submitted.

The Board discussed additional lighting needed in the clubhouse.

For the Good of the Order

The Board discussed builders interested in developing in the District.

Tomorrow (July 18) at 6:00 pm there is a Lowry Superfund Community Advisory Group meeting.

Other Business

No other business came before the Board.

Next Meeting

The next regular meeting is scheduled for Wednesday, August 21 at 6:00 p.m. at the community clubhouse, 23801 East Florida Ave., Aurora, CO 80018.

Adjournment

There being no further business, the Board decided to adjourn at approximately 9:23 p.m.



Secretary for the District

Pres.