

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

MURPHY CREEK METROPOLITAN DISTRICT NO. 3

Held: October 16, 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. Schriener  
Margaret A. Rash  
Justin Bregenzer  
Chuck Marlow  
Daniel Adema

Call to Order

Mr. Schriener, as President, called the meeting to order at 6:01 p.m.

Pledge of Allegiance

Mr. Schriener led the Pledge of Allegiance.

Declaration of Quorum/Disclosures of Potential Conflicts of Interest

Mr. Schriener 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. Schriener asked if there were any additions or corrections to the agenda. It was moved by Doug, seconded by Maggie, and carried unanimously to approve the agenda.

Public Comments

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

Margie spoke about groundbreaking for fire station #17 in Traditions. E470 neighbors were invited and President John Barber spoke and participated in the groundbreaking. Maggie spoke about Lowry Landfill meeting tomorrow at 6PM. Doug Schriener commented on the city's ambivalence towards the landfill and suggested getting state and federal officials involved. Trudy White discussed proposed Toll Brothers project and stated they do not want to be part of the Master HOA. Margie

commented that builders are not following Master GDP, didn't get waivers or architectural review.

#### Financial Report

Mr. Colwell presented the financial report. Stated audit is finishing up in the next 2 weeks and so far there doesn't appear to be evidence of misappropriation of funds.

#### Legal Report

Legal report was deferred because Mr Matisse was absent due to a family emergency. Mr Schriener stated mediation meeting scheduled for December 17. Doug commented on \$6M bond on infrastructure south of Jewel, legal fees, etc. Mr Bregenzer stated if mill levy refinance in 2017 had succeeded all the debt would be on Murphy Creek Metro District 3 homeowners.

#### Safety Report

Mr. Carroll presented the safety report. He stated the fire inspection items are complete and car theft activity in neighborhood has declined.

#### Property Manager Report

Ms. Hubbard presented the property manager report. CCHOA is considering switching banks from Citywide because of their limited services for metro districts. They are considering Alliance Bank and Mutual of Omaha which could save the district \$4-5k. Marvelous Maids contract was signed last month, just waiting for contract from Mr Matisse. Board discussed putting an emergency only alarm bar on the kitchen door. Doug motioned, Chuck seconded, board unanimously approved. Board discussed HVAC unit servicing contracts. AC units may need to be replaced. Board decided to table discussion until bids received. Board is still waiting for detailed bids for lighting project. Front Range gave a credit for unused pool chemicals. Coloradoscapes bid \$9600 to clean up trees around the clubhouse. Justin suggested to defer until spring, board agreed.

#### Old Business

Ms Rash presented the construction committee update. They are working with Interstate on final bill. Reimbursement has been submitted to Master HOA. Front doors to clubhouse are installed and painted. and installed. Ms Rash received a letter from Taylor Morrison expressing interest in possible development of area north of the fire station. Board briefly discussed creating an architectural committee based on GDP requirements.

#### New Business

Mr Schriener and board agreed to sign the revised snow removal agreement with Parkways.

For the Good of the Order	No discussion.
Other Business	No other business came before the Board.
Next Meeting	The next regular meeting is scheduled for Wednesday, November 20, 2019 at 6:00 p.m. at the community clubhouse, 23801 East Florida Ave., Aurora, CO 80018.
Adjournment	There being no further business, on a motion by Doug seconded by Maggie and carried unanimously the Board decided to adjourn at approximately 7:52 p.m.

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Secretary for the District