

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

MURPHY CREEK METROPOLITAN DISTRICT NO. 3

Held: November 20, 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:

Doug Schriener
Margaret Rash
Justin Bregenzer
Daniel Adema
Chuck Marlow

Also present were: District accountant Bob Colwell, District independent auditor Kyle Logan, District manager David Prieto, District counsel Brian Matise, District security Andy Carroll, and District landscape contractor Brett Pothoff.

Margaret A. Ra
Justin Breg
Chuck Marlo

Call to Order

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

Pledge of Allegiance

Mr. Schriener led the Pledge of Allegiance.

Board members and consultants introduced themselves to the public.

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 Minutes of
October Meeting

Mr. Schriener asked if there were any additions or corrections to the minutes of the October 16, 2019 meeting. It was moved, seconded, and carried (5-0) to approve the minutes.

Approval of Agenda

Mr. Schriener asked if there were any changes to the agenda. Public comments were added to the agenda before the public hearing on the 2020 budget. It was moved, seconded and carried (5-0) to approve the agenda.

Public Comments

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

Public Hearing on 2020

Mr. Schriener opened the public hearing on the 2020 Budget at

Budget	<p>6:39 pm. Mr. Colwell presented the proposed budget to the Board and the public. The proposed budget calls for the general fund to be funded by the same fee structure as 2019, including 60.00 monthly fee</p> <p>The budget also proposes a debt service mill levy of 54.327 mills which will generate the required \$1,916,784 of debt service. This is the “Gallagherized” amount required by the bonds as limited by the TABOR authorization.</p> <p>Several members of the public discussed the proposed budget with the Board.</p> <p>On a motion by Mr. Adema, seconded by Ms. Rash and unanimously carried (5-0), the public hearing was closed at 6:55 pm.</p>
Consider Adoption of 2020 Budget	<p>It was moved by Mr. Schriener, seconded by Ms. Rash and unanimously carried (5-0) to approve the 2020 budget as presented, to appropriate \$1,129,280 for the General Fund (less \$48,045 for the required TABOR reserve), to set a mill levy of 54.327 mills for the debt service account, and to appropriate \$1,916,784 for the debt service account.</p>
Audit Report	<p>Mr. Logan presented the 2018 audit report. The District received an unqualified opinion. It was moved by Ms. Rash, seconded by Mr. Schriener and unanimously carried (5-0) to accept the audit and authorize Mr. Schriener to sign the representation letter.</p>
Financial Report	<p>Mr. Colwell presented the financial report. Mr. Prieto discussed changing banks and presented information regarding the same. The Board unanimously approved the financial report.</p>
Legal Report	<p>Mr. Matise presented the legal report. The level of collection activities remained at a similar level from prior months. Mr. Matise discussed the status of the upcoming mediation and depositions that are being scheduled in the legal action brought by the developer.</p>
Safety Report	<p>Mr. Carroll presented the safety report. There have been several incidents of juvenile crime in the neighborhood. Mr. Carroll reported on recent activity and police/safety efforts to identify and apprehend the suspects as well as what homeowners can do to assist.</p>
Landscape Report	<p>Brett Pothoff from ColoradoScapes presented the landscape report.</p> <ol style="list-style-type: none"> 1) Pruning for the clubhouse uis underway. 2) Ash borers are damaging ash trees. He recommends removing and replacing ash trees with a different species. Eventually he believes virtually all ash trees will be affected by the borers. 3) Waster saving potential from installation of new smart ET controllers was discussed. He recommends installing 16 new controllers. This can be ready to go by April. Wi-Fi data service for the controllers can be obtained on a 3-year contact. WeatherTrac is the company providing the service. 4) The price of pruning was discussed. He estimates \$10,000 to

prune trees in the vicinity of the clubhouse, depending on the size of the trees.

Property Manager Report

David Prieto gave the property managers= report. He discussed the repairs that were done to address the fire department concerns regarding clubhouse repairs. There is an inspection with the fire department scheduled for November 22, 2019 to close out the clubhouse issues.

Mr. Prieto discussed a homeowner request for waiver of late fees. The Board unanimously agreed to suspend the owner's late fees and interest except for a single \$15.00 "hard cost" fee to the management company, and if the owner complies with timely payment for 24 months, the late fees and interest will be waived.

For the Good of the Order

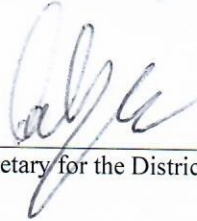
No matters were brought before the Board.

Next Meeting

The next regular meeting is scheduled for Wednesday, January 15, 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 Ms. Rash, seconded by Mr. Marlow, and unanimously carried (5-0), the Board decided to adjourn at approximately 7:46 p.m.



Secretary for the District