

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

MURPHY CREEK METROPOLITAN DISTRICT NO. 3

Held: August 21, 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

Also present were: District accountant Bob Colwell, District managers Elizabeth Hubbard and Lee Stanley, District counsel Brian Matise, District security Andy Carroll, and District landscape contractor Jake Willett and Brett Pothoff.

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. Mr. Matise suggested that Board members consider updating their conflict of interest forms.

Approval of Minutes of July 17, 2019 Meeting

Mr. Schriener asked if there were any additions or corrections to the minutes of the July 17, 2019 meeting. There were two corrections. It was moved by Mr. Marlow, seconded by Mr. Bregenzer, and carried (5-0) to approve the minutes as corrected.

Approval of Agenda

Mr. Schriener suggested changes to the agenda to remove the

consulting proposal which was previously approved and add the Landscape Report. It was moved by Ms. Rash, seconded by Mr. Bregenzer, and carried (5-0) to approve the agenda with that modification.

Public Comments

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

Ms. Sobey commented on the Murphy Creek East development that was withdrawn and Toll Brothers townhomes.

Members of the public also commented on the windmill (located on City of Aurora property) and its maintenance.

Old Business

The manager reported on clubhouse policies. The committee met to suggest changes to policies. These will be reviewed and considered for adoption.

Financial Report

Mr. Colwell presented the financial report. It was moved by Mr. Bregenzer, seconded by Ms. Rash, and carried (5-0) to approve the financial report.

The 2018 audit is nearing completion and should be presented at the next meeting.

Legal Report

Mr. Matise presented the legal report. The status of collections was discussed.

Mr. Matise discussed the status of the legal action brought by the developer to challenge fees.

Mr. Matise also suggested the Board consider adopting a policy on when to foreclose on liens for accounts in collection.

Landscape Report

Brett Pothoff from Colorado Scapes was introduced. Hot weather has stressed the landscaping. An arborist will be assessing the condition of trees. Colorado Scapes has submitted proposals to the Board to remove 45 trees that are dead or in poor shape. Colorado Scapes also submitted a bid for dog stations.

Property Manager Report

Elizabeth Hubbard gave the property managers' report. She discussed financial operations.

Clubhouse renovation and repairs were discussed.

Marvelous Maids submitted a contract for clubhouse maintenance. On a motion by Mr. Schriener, seconded by Ms. Rash and unanimously passed (5-0), the Board accepted the contract with Marvelous Maids for clubhouse maintenance.

The fire department identified a few violations with the clubhouse during its inspection, these are being addressed.

The Board discussed re-keying the gates and keys for the Knox Box that allows emergency access.

Barbeque grills must be moved because they are within 10 feet of combustible materials. This will be done.

An incident report was discussed on damage to the bathroom.

The clubhouse rental policy draft was presented and reviewed.

The Board reviewed landscape proposals. On a motion by Mr. Schriener, seconded by Mr. Marlow, and unanimously carried (5-0), the Board accepted the proposal for \$8,350 to remove 45 trees and \$2,100 to install 3 trees in the tot lot. The Board did not accept the proposals to spend \$21,400 to replace the trees, and did not accept the proposal to spend \$857.69 for dog stations (to be delegated to the beautification committee).

Safety Report

Mr. Carroll presented the safety report. Youth are stealing items from unlocked cars, but that is now progressing to burglary of homes.

Cameras for the clubhouse are all installed and functional.

Neighborhood Watch

The next neighborhood watch meeting will be in 4 weeks. They are looking for block captains.

Construction Committee Report

Ms. Rash gave the report. They are almost done with the initial construction. A set of new doors and hardware are awaiting installation.

Pool Hours and Dates of Operation

The Board discussed the hours of operation for the pool and dates of opening the pool. Memorial day to Labor Day (10 am - 8 pm) has been traditional. Operating after Labor Day is expensive. The Board will consider next year whether to keep the pool open after Labor Day but for this year, pool will close after Labor Day (except for Doggie Dip).

For the Good of the Order

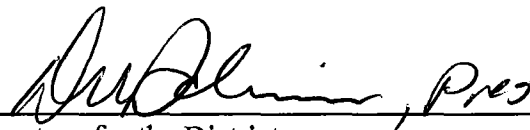
No matters were brought before the Board.

Next Meeting

The next regular meeting is scheduled for Wednesday, September 18 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 Mr. Marlow, seconded by Ms. Rash, and unanimously carried (5-0), the Board decided to adjourn at approximately 8:08 p.m.



Secretary for the District

*Secretary is out for this meeting*

*Approved as Amended*