

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

MURPHY CREEK METROPOLITAN DISTRICT NO. 3

Held: January 15, 2020 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 Schriner
Margaret Rash
Dan Adema

Also present were: District accountant Bob Colwell, District managers Elizabeth Hubbard and David Prieto, District counsel Brian Matise, District security Andy Carroll, and District communications contractor Margie Sobey. District landscape contractors Jake Willett and Brett Potthoff arrived at 6:36 pm.

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.

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

On a motion by Ms. Rash, seconded by Mr. Schriner and unanimously carried (3-0), the Board excused the absences of Mr. Bregenzer and Mr. Marlow who had previously indicated they would not be able to attend.

Approval of Minutes of November 20, 2019 Meeting	Mr. Schrinier asked if there were any additions or corrections to the minutes of the November 20, 2019 meeting. It was moved, seconded, and carried (3-0) to approve the minutes.
Approval of Agenda	Mr. Schrinier asked if there were any changes to the agenda. There were none. It was moved by Mr. Schrinier, seconded by Ms. Rash and carried (3-0) to approve the agenda.
Public Comments	<p>The Board invited members of the public to comment on items that were not on the agenda.</p> <p>Ms. Sobey discussed development applications that were pending.</p>
Landscaping Report	<p>Mr. Schrinier discussed the following landscape proposals that were presented:</p> <ol style="list-style-type: none"> 1) Holiday lighting enhancements 2) ET controllers that are being considered for next year 3) Tree trimming proposals for spring <p>Mr. Potthoff discussed utility locates and the proposal for ET controllers with the Board.</p> <p>Pruning will be done in the spring.</p>
Legal Report	<p>Mr. Matis presented the legal report:</p> <ol style="list-style-type: none"> 1) Homeowner at 24680 E. Wyoming requested a waiver of fines. The homeowner is up to date, but some old fines that have continually accrued due to the first two months have resulted in a \$288.39 balance. Legal recommends waiver as this homeowner is in the same position as other homeowners who received waivers and has made 12 timely payments. It was moved by Mr. Schrinier, seconded by Mr. Adema and carried (3-0) to waive the late fees. 2) Litigation – A deposition of Harvey Alpert is scheduled for January 23, 2020. Mediation is scheduled for February 7, 2020. 3) The license agreement with Aurora for the windmill maintenance will be prepared. The Board requested that this agreement allow for changing the landscaping/horticulture to add bushes. The Board also requested a similar license agreement be drafted for the island on Flat Rock & DeGaulle and that the District pursue actual ownership of the properties.

Safety Report

Mr. Carroll presented the safety report. The security system is functional but a few problems have been noted. The system has not yet been tested but that should be done in the near future.

A young man was recently apprehended and charged with multiple crimes for break-ins.

The next neighborhood watch meeting is January 28.

Financial Report

Mr. Colwell presented the financial report. The November and December financial statements were presented.

The engagement letter for the auditor was presented. The annual cost decreased slightly to \$4,800. Ms. Rash had some questions with the terms of the engagement. It was moved by Mr. Schriener, seconded by Mr. Adema and carried (3-0) to accept the engagement provisionally, upon Mr. Logan answering the questions raised by Ms. Rash, to Mr. Schriener's satisfaction.

Property Manager Report

Ms. Hubbard gave the property managers' report.

- 1) Discussed some issues with the janitorial contract.
- 2) Aurora Fire Department has inspected the clubhouse, approved the work, and cleared all of the past violations.
- 3) She is working on obtaining air conditioner bids.
- 4) She is proposing new guidelines for use of the clubhouse.
- 5) Front Range contract has been submitted with an approx. 10% increase over last year, in part due to a longer season and higher minimum wage. The Board decided not to request re-bids this year.
- 6) LED light replacement proposal was discussed. It was moved by Mr. Schriener, seconded by Ms. Rash and carried (3-0) to accept the proposal for LED light replacement in the amount of \$5,278.65.
- 7) Landscaping proposals were discussed. They will be tabled for now.
- 8) Homeowner requested a "My Little Library" be installed on Louisiana and Duquesne. The Board asked the homeowner to make a presentation on this at the next meeting.
- 9) She would like to discuss scheduling a workshop or working sessions to discuss yearly goals and outstanding items with the Board.

Communications Report

Ms. Sobey presented the communications report. A new website is being developed for both the HOA and Metro

District. The Board is deciding on a logo. The Board discussed whether to trademark the logo.

For the Good of the Order

The Board discussed holding a work session at 6:00 pm followed by the regular meeting at 6:30 pm to increase efficiency.

Election Update

There will be elections in May, 2020 if more candidates submit their self-nominations than seats available. It was moved by Mr. Schriener, seconded by Ms. Rash and carried (3-0) to appoint Heather Christman of Burg Simpson as the Designated Election Official to conduct the election. The Board also called for nominations, which will be published.

Capital Asset Update

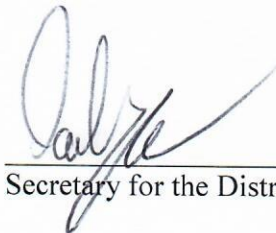
Doug Schriener has asked the prospective new builders to contribute to improvements such as Wi-Fi, siding as a way of partnering with the community.

Next Meeting

The next regular meeting is scheduled for Wednesday, February 19, 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 Mr. Schriener, seconded by Ms. Rash, and unanimously carried (3-0), the Board decided to adjourn at approximately 7:58 p.m.



Secretary for the District