

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

MURPHY CREEK METROPOLITAN DISTRICT NO. 3

Held: February 19, 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 Schriener  
Margaret Rash  
Dan Adema  
Justin Bregenzer  
Charles Marlow

Also present were: District managers Shannon Torgerson, Angela Meyer and David Prieto, District landscape contractors Jake Willett and Brett Potthoff, District counsel Brian Matise, District security Andy Carroll, and District communications contractor Margie Sobey. District counsel Bob Colwell indicated prior to the meeting that he could not attend and was excused

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.

Ms. Rash disclosed that she is now Vice-President of the Master HOA Board. A revised conflict disclosure will be filed.

Approval of Minutes of January 15, 2020 Meeting

Mr. Schriener asked if there were any additions or corrections to the minutes of the January 15, 2020 meeting. It was moved by Ms. Rash, seconded by Mr. Schriener, and carried (5-0) to approve the minutes.

Approval of Agenda

Mr. Schriener asked if there were any changes to the agenda. Public to be heard was accidentally omitted from some of the printed copies that were distributed. It was moved by Ms. Rash, seconded by Mr. Schriener and carried (5-0) to approve the agenda with the inclusion of the “public to be heard” item.

Public Comments

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

The Townhomes HOA is having a meeting this month and members were urged to attend so that there would be a quorum.

Ms. Sobey reported that Aurora Planning and Zoning has approved plans for 63 family homes to be constructed in the District

Financial Report

Mr. Prieto gave the financial report. Mr. Prieto discussed that there were several new delinquent accounts that would be referred to legal counsel to take collections action. He also discussed the changeover to a new bank

Legal Report

Mr. Matise presented the legal report:

1) License agreement with City of Aurora is still being worked on. This will be deferred to a future meeting.

2) February 28 is the deadline for self-nomination forms to be returned for the May election. As of now,

there are not more nominees than positions to be filled. The election will be canceled if there are not more nominees than positions to be filled

3) The trial against Murphy Creek, LLC and Murphy Creek Development is scheduled for March 23, 2020.

4) There has been a high level of collection activity with a number of new accounts being referred to collections.

#### Safety Report

Mr. Carroll presented the safety report. This is the time of year for homeowners to watch their mailboxes for theft because of tax returns and identity theft

#### Landscaping Report

Mr. Willett and Mr. Potthoff gave the landscaping report. Snow removal was discussed. Snow will be removed if there is at least 2" of snowfall. If there has been snow and it is scheduled to remain cold for a long time so that the snow does not melt, less than 2" of snow will be removed if the Board requests it.

Pruning of trees will be scheduled for the next month.

#### Property Manager Report

Front Range has scheduled pool lighting repairs for the month of April before filling the pool.

Cherry Creek HOA is also consulting with a company that is looking into cell tower leasing. There is a need for increased cell coverage in this area and cell tower leasing may provide an opportunity for increased income.

#### Communications Report

Ms. Sobey presented the communications report. She is working on developing the website and Facebook page.

The front entrance sign needs to have a back panel replaced. In addition, she suggested adding the district logo to the sign. The cost of the work is \$1,476.66. She suggests asking the HOA to fund this.

For the Good of the Order

Ms. Sobey suggested installing carpet in the clubhouse vestibule area for wet weather

Next Meeting

The next regular meeting is scheduled for Wednesday, March 18, 2020 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 Mr. Bregenzer, and unanimously carried (5-0), the Board decided to adjourn at approximately 6:38 p.m.

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Secretary for the District