

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

MURPHY CREEK METROPOLITAN DISTRICT NO. 3

Held: June 17, 2020 via videoconference.

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
Justin Bregenzer
Jeremy Smallwood

Also present were: District accountant Bob Colwell, District managers Shannon Torgerson, District landscape contractor Brett Potthoff, District security manager Andy Carroll, Jenn Thompson and Jaylene Cantrell of Front Range Recreation, District counsel Brian Matise, District communications contractor Margie Sobey, and the following members of the public: Steve Terry, Trudy White, Chloe, Krista, Stan N., Rachael Evans, Michael Carter, Margi Schroeder, Jannette Brooks, Louis V., Jon Lovitt, Bob Gaiser, p. Smolen, and Krista Bayess.

Call to Order

Mr. Schriner called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Mr. Schriner led the Pledge of Allegiance.

Board members and consultants introduced themselves to the public

Declaration of Quorum/Disclosures of
Potential Conflicts of Interest

Ms. Schriner noted that a quorum of the Board was present and the Directors confirmed their qualification to serve.

Mr. Schriener disclosed that Bob Colwell, the District's accountant, prepared his taxes as a disclosure.

Approval of Minutes of May 20, 2020 Meeting

Mr. Schriener asked if there were any additions or corrections to the minutes of the May 20, 2020 meeting. There were three corrections noted. It was moved by Ms. Rash, seconded by Mr. Schriener, and carried (5-0) to approve the minutes as amended.

Approval of Agenda

Mr. Schriener asked if there were any changes to the agenda. No changes were suggested. It was moved by Mr. Bregenzer, seconded by Mr. Adema and carried (5-0) to approve the agenda as presented.

Financial Report

Mr. Colwell discussed the financial report for May 2020. Money was transferred to UMB for the bond payment as reflected on the May 2020 financial statement. He is working with the auditor on the 2019 audit.

There is approximately \$242,000 in the management (operating) account.

Pool Report

Front Range presented their recommendations for opening the pool consistent with Tri-County Health and State guidelines.

Many of their pools have already started to open. They are not enforcing masks and do not see users with masks. They are not enforcing a limit of 10 people per group.

The Murphy Creek baby pool will be limited to 5 people based on 36 square feet per person social distancing limit.

The maximum capacity of the pool is 430 people based on 21,545 square feet. So the limit is 175 people (50% of capacity or 175 person maximum) under proposed guidelines.

The reservation software system was discussed.

Costs for the reservation system have been built into the contract.

The Board and Front Range discussed the need for security staffing with Andy Carroll.

The Board discussed providing a “senior swim” time for residents over 60 before the pool opened for the general public.

It was moved by Ms. Rash, seconded by Mr. Schriner, and passed (4-1, Mr. Adema abstaining) to open the pool on Friday, June 19 with senior swim for those 60 and older from 7:30-9:30 am and from 10:00 am – 7:30 pm to the general public with lifeguard staffing, pool staff cleaning as required at the end of every 2 hour period, with reservations limited to 40 on Friday per 2 hour session and 50 beginning Saturday. The 50-person limit will remain until changed by the Board.

Legal Report

Mr. Matise gave the legal report.

1) Aurora refused to transfer ownership of the roundabout with windmill to the District. The Board is willing to consider a license agreement instead but the City should bring it up to standards first.

2) Mr. Matise presented a proposed payment plan requested by the Nyarko family to the Board. The Board gave authority to enter into the payment plan.

Landscaping Report

Mr. Potthoff gave the landscaping report. The late spring freeze affected many of the ash trees. Some may come back but many may not.

Automated controllers have been installed. Mr. Bregenzer had a question as to whether it was authorized by the Board.

Ms. Rash had questions regarding annuals and whether there was a need to replace the trees that died. A discussion followed. No decision was made as to whether or not to replace the trees.

Safety and Security Report

Mr. Carroll gave the safety and security report. The dumpster structure has been demolished and removed. They are starting to work on the replacement structure.

Solar motion activated lights have been installed in the pocket parks. Cost is \$150 per light plus the cost of the pole.

There have been some thefts in the neighborhood from vehicles and open garages.

The Board discussed whether to hire off-duty police for the 4th of July. It was moved by Mr. Schriener, seconded by Mr. Adema and approved (4-1) to authorize two off-duty police to assist for the 4th of July.

Property Manager Report

Shannon Torgerson gave the property manager's report.

1) New nets have been installed for the tennis courts. Will walk the tennis courts to determine where surface needs to be patched.

2) They are investigating pickle ball striping for the courts. One resident has used duct tape to stripe the courts for pickle ball and is willing to mark the lines.

3) Discussed adding a backboard so individuals can play tennis.

4) Trash enclosure was not listed on the insurance property list so it was not covered by insurance. When the new enclosure is completed it will be added to the property list for insurance coverage.

5) Fencing was damaged by the recent high winds. They are looking into the damage that needs to be repaired.

6) Cell tower leasing – still waiting for Comcast to install fiber to the clubhouse. No answer yet on whether there is interest in cell tower leasing.

Communications Report

Ms. Sobey reported that the Facebook group is online for the District. 149 people have joined the group. Board members have administrator status and can approve membership in the group. She is working on uploading information the website and it should be operational soon.

Public Comments

The Board invited the public to address the Board.

One homeowner mentioned that juveniles were trying to get into the locked tennis courts and were able to release the handle by reaching in through the fence.

Next Meeting

The next regular meeting is scheduled for Wednesday, July 15, 2020 at 6:00 p.m. at the community clubhouse, 23801 East Florida Ave., Aurora, CO 80018 (if allowed, or by videoconference otherwise).

Adjournment

There being no further business, on a motion by Mr. Schriener, seconded by Mr. Smallwood, and unanimously carried (5-0), the Board decided to adjourn at approximately 9:22 p.m.



Secretary for the District