

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

MURPHY CREEK METROPOLITAN DISTRICT NOS.
1, 2, 3 AND 4

Held: Wednesday, April 21, 2010 at 3:00 p.m., at 23801
East Florida Avenue, Aurora, Colorado.

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

District No. 1

Michael Sheldon
Kathleen Sheldon
Charles M. Bransfield
Carol Bransfield
Rodney Alpert

District No. 2

Michael Sheldon
Kathleen Sheldon
Charles M. Bransfield
Carol Bransfield
Rodney Alpert

District No. 3

Michael Sheldon
Charles M. Bransfield
Dennis Lyon

District No. 4

Michael Sheldon
Kathleen Sheldon
Charles Bransfield
Carol Bransfield
Rodney Alpert

Also present were: Jennifer Gruber Tanaka, Esq., White, Bear & Ankele Professional Corporation, general counsel; Larry Summers, District engineer; Irene Borisov, Colorado Management, District manager; Andy Carroll, District security; Kammy Tinney, homeowner.

Director Qualification

The directors in attendance confirmed their qualification to serve.

Call to Order

Director Sheldon noted that a quorum of each of the Boards was present and that the directors had confirmed their qualification to serve, and, therefore, called the meeting to order.

Combined Meetings	The Districts are meeting in a combined Board meeting. Unless otherwise noted below, the matters set forth below shall be deemed to be the action of Murphy Creek Metropolitan District No. 1 (“District 1”) with concurrence by Murphy Creek Metropolitan District Nos. 2, 3 and 4 (“District 2,” “District 3” and “District 4”, respectively).
Disclosure Matters	<p>Ms. Tanaka advised the Boards that, pursuant to Colorado law, certain disclosures by the directors may be required prior to taking official action at the meeting. The agenda for the meeting was reviewed following which each director confirmed that nothing appeared on the agenda for which disclosures had not been filed. The disclosures were reviewed by the directors and were ordered to be made part of the official minutes of the meeting.</p> <p>The Boards determined that participation by the directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.</p>
Agenda	Ms. Tanaka presented the Boards with the agenda for the meeting. Upon motion, duly seconded, the Boards unanimously approved the agenda, as presented.
Public Comment	None.
Approval of Minutes	Ms. Tanaka presented the minutes of the February 17, 2010 joint regular meeting for approval by the Boards. Upon motion of Mr. Lyon, seconded by Ms. Bransfield, the Boards unanimously approved the minutes, as present, and ratified all actions taken at the February 17, 2010 regular joint meeting.
Financial Matters	
Payment of Claims	There were no claims presented for approval.
Financial Statements	There were no financial statements presented for acceptance.
2009 Audits (Districts 1 and 3)	Ms. Tanaka reported that the draft audits are in process.
Legal Matters	
Appointment of Kathleen Sheldon to District No. 3	Ms. Tanaka reported that there is a vacancy on the Board of District No. 3 and Ms. Sheldon expressed a desire to be

appointed to the Board. Ms. Tanaka confirmed Ms. Sheldon's qualifications to serve on the Board. Upon motion of Mr. Lyon, seconded by Mr. Sheldon, the Board unanimously appointed Ms. Sheldon to the Board of District No. 3, effective May 5, 2010. Ms. Sheldon was administered the oath of office.

District Manager Report

RBC Reserve Accounts

Ms. Borisov reported that the Districts' reserve account information needs to be updated to reflect Colorado Management's new address. The Boards updated the information as required.

Request to Add Trees and Block View of Tot Lot

Ms. Borisov reported that she advised the homeowners of the Boards' decision at the last meeting and noted that the homeowners did not like the decision and expressed their desire to address the Boards. However, the homeowners did not attend the meeting. The Boards reaffirmed their previous decision noting that such an expenditure is not within the Districts' budget.

Lifeguard Stand and Backboard

Ms. Borisov presented the Boards with a proposal for the installation of a lifeguard stand and the purchase of a backboard for the pool in the amount of \$1,000. Ms. Borisov recommended the purchase and noted it is within the District's pool budget for the year. The Boards asked Mr. Summers for his opinion and he recommended the purchase as well. Ms. Borisov noted that the stand allows the lifeguards full view of the entire pool as opposed to current obstructed views. Upon motion of Mr. Lyon, seconded by Mr. Sheldon, the Boards unanimously approved the installation of a lifeguard stand and the purchase of a backboard.

Security Update

General District Security Matters

Mr. Carroll reported that some crimes have increased from the prior year due to the downturn in the economy. Those crimes on the increase are typically domestic matters and suicide attempts. Mr. Carroll reported that, in all, the crime rate is better than anticipated. The Boards inquired into whether there are any recommendations for this year. Ms. Borisov reminded the Boards that those homeowners with delinquent accounts will not be granted access to the clubhouse or pool until their accounts are brought current.

Mr. Carroll noted he will be on site to handle any upset homeowners.

Construction Update

Mitigation of Pooling Water in Driveway Area Mr. Summers reported on the status of the review of pooling water near a home on Mississippi Court and noted that the courts have been cleared of snow but the homeowners are not clearing their driveways which is causing the pooling of the water. Mr. Summers noted that the Districts have resolved the matter as much as practicable for the Districts.

Landscape Update

Mr. Summers reported that Keesen Landscaping is working on the landscape beds and has mowed the grass for the first time this year. Mr. Summers noted that the water will be turned on on May 1, 2010 and the grass will be watered one time per week until June unless it needs more due to warmer weather. Mr. Summers noted the need to keep watering to a minimum to control rising costs of water. Mr. Summers will continue to monitor the Districts' water usage and evaluate methods for reducing water and the costs for the same.

Other Business

None.

Next Meeting

The next meeting will be held on June 16, 2010 at 3:00 P.M.

Adjournment

There being no further business to be conducted, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes for the above-referenced meeting



Secretary for the Meeting

The foregoing minutes were approved on the 16th day of June 2010.