

REGULAR MEETING
MURPHY CREEK METROPOLITAN DISTRICT NO. 3

23801 East Florida Avenue
Aurora, Colorado
September 27, 2017
6:00 P.M.

Board of Directors

Mike DelCupp, President	Term Expires May 2018
Gretchen Dirks, Secretary/Treasurer	Term Expires May 2018
Josh Reddell, Assistant Secretary	Term Expires May 2018
VACANCY	Term Expires May 2020
Rebekah DiFelice, Assistant Secretary	Term Expires May 2020

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosure
3. Approval of Agenda
4. Public Comment (Items Not on the Agenda)
5. Consider Appointment of Director To Board (**enclosures** – letters of interest from interested electors)
6. **Consent Agenda Items** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)
 - a. Approval of Board Meeting Minutes from July 26, 2017 Regular Meeting (**enclosure**)
 - b. Approval of Board Meeting Minutes from August 21, 2017 Special Meeting and Town Hall (**enclosure**)
 - c. Approval of Operations Payables for July 27, 2017 – September 27, 2017 (\$153,756.14) (**enclosure**)
 - d. Acceptance of Unaudited Financial Statements as of August 31, 2017 (**enclosure**)
7. Development Update
 - a. Update on Murphy Creek RV and Boat Storage GDP Amendment and Site Plan Application (**enclosure**)
8. Landscaping Matters (**enclosure** – Tree Care Guide)
 - a. Landscape Contractor Report – Keesen Landscape
 - b. Consider Proposals for Landscape Maintenance and Snow Removal Services – ColoradoScapes &

Keesen (**enclosures**)

9. Financial Matters

- a. Update on Bond Refinancing and Service Plan Amendment (**enclosure** – timeline)
 - i. Consider Approval of Engagement Letter with Butler Snow for Bond Counsel and Disclosure Counsel Services (**enclosure**)
 - ii. Consider Approval of Special Disclosure of Costs with White Bear Ankele Tanaka & Waldron for General Counsel Services for Bond Issuance (**enclosure**)
 - iii. Service Plan Amendment Dates:
 1. Management & Finance Committee – September 27, 2017
 2. City Council Study Session – October 16, 2017
 3. City Council Public Hearing – October 30, 2017
- b. Review Updated 2018 Draft Budget (**enclosures** – **Draft 2018 budget and preliminary AV**)
 - i. Proposals Affecting Draft 2018 Budget For Consideration and Discussion:
 1. Lamp, Rynearson & Associates, Inc. Proposal for Preparation of Landscape Ownership & Maintenance Map (\$1,775) (**enclosure**)
 2. ColoradoScapes Proposal for Xeriscape Work (\$36,870) (**enclosure**)
 3. ColoradoScapes Proposal for Tree Replacements (\$65,787.50) (**enclosure**)
 4. @ Yur Service Proposal for Repair to Antique Wooden Windmill (\$2,000) (**enclosure**)
 5. Update on Proposals for Installation of Security Cameras
 6. Prairie Dog Mitigation

10. Legal Matters

- a. Discuss License Agreements for Community Notice Board and Landscaping and Median Along Jewell Between Gun Club and Old Tom Morris for Long-Term Operation and Maintenance Responsibilities
- b. Discuss May 2018 O&M Mill Levy Election and Public Outreach

11. District Manager Report (**Enclosure**—Management Report)

- a. Community Updates
 - i. Update on Irrigation at Tennis Courts
 - ii. Discuss Clubhouse Renovations
- b. Consider Approval of Independent Contractor Agreement with Keesen Enterprises for Holiday Lights for 2017 Holiday Season (\$11,575.55) (**enclosure**)
- c. Discuss Concerns Raised by Resident with regard to Pool and Lifeguards (**enclosure**)

12. Security Update

13. Construction Manager Update

14. Other Business

- a. Determine Board Member on Duty Through November 15th Meeting
- b. Next Regular Meeting—November 15, 2017 at 6:00 P.M. (2018 Budget Hearing)

15. Adjournment

Remaining 2017 Meeting Dates (all at 6:00 P.M.)
November 15, 2017 (Budget Hearing)