

**NOTICE OF JOINT REGULAR MEETING AND AGENDA
MURPHY CREEK METROPOLITAN DISTRICT NOS. 1, 2, 4 & 5**

<https://murphycreekmetrodistricts.org/>

July 10, 2024
10:00 A.M.

This meeting will be held via teleconferencing and can be joined through the directions below:

Call-in Number: (303) 858-1802; Pin: 1102

Board of Directors, District No. 1

Tanya Alpert, President	Term Expires May 2025
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2027
Michael Alpert, Assistant Secretary	Term Expires May 2025
Brian Alpert, Assistant Secretary	Term Expires May 2027
Harvey Alpert, Assistant Secretary	Term Expires May 2025

Board of Directors, District No. 2

Tanya Alpert, President	Term Expires May 2027
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2027
Michael Alpert, Assistant Secretary	Term Expires May 2025
Brian Alpert, Assistant Secretary	Term Expires May 2025
Harvey Alpert, Assistant Secretary	Term Expires May 2025

Board of Directors, District No. 4

Rodney A. Alpert, President	Term Expires May 2027
Michael Alpert, Secretary/Treasurer	Term Expires May 2025
Brian Alpert, Assistant Secretary	Term Expires May 2027
Barry Talley, Assistant Secretary	Term Expired May 2027
Harvey Alpert, Assistant Secretary	Term Expires May 2025

Board of Directors, District No. 5

Tanya Alpert, President	Term Expires May 2027
Rodney A. Alpert, Secretary/Treasurer	Term Expires May 2027
Michael Alpert, Assistant Secretary	Term Expires May 2025
Brian Alpert, Assistant Secretary	Term Expires May 2025
VACANCY	Term Expires May 2027

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. PUBLIC COMMENT (Regarding Items Not Otherwise on the Agenda)

- 3. 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 Minutes from November 8, 2023 Joint Special Meeting (**enclosure**)
- b. Approval of Minutes from November 8, 2023 Joint Annual Meeting (District Nos. 4 & 5) (**enclosure**)
- c. Ratification of Claims Payment as of July 10, 2024, District No. 1 (\$68,131.48), District No. 4 (\$13,319.67), and District No. 5 (\$7,802.42) (**enclosures**)
- d. Acceptance of Unaudited Financial Statements as of December 31, 2023 (**enclosures**)
- e. Ratification of First Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) by and between District No. 1 and Murphy Creek LLC (**enclosure**)
- f. Ratification of First Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) by and between District No. 5 and Murphy Creek Development, Inc. (**enclosure**)
- g. Ratification of Public Improvements Acquisition and Reimbursement Agreement by and among District No. 2, Murphy Creek LLC, and KB Home Colorado Inc. (**enclosure**)
- h. Ratification of Engagement of John Burns Research and Consulting, LLC for Market Study Services (District No. 2) (**enclosure**)
- i. Termination of Independent Contractor Agreement with Independent District Engineering Services, LLC for Cost Certification Services (District Nos. 2 & 4)
- j. Approval of Independent Contractor Agreement with The Connexion Group, LLC for District Engineering Services (District No. 5) (**enclosure**)
- k. Approval of Independent Contractor Agreement with AzTec Consultants, Inc. for Engineering Design Services (**to be distributed**)
- l. Approval of Special Disclosure of Costs for Legal Services in Connection with Bonds with White Bear Ankele Tanaka & Waldron (**enclosure**)
- m. Approval of Termination of Sherman & Howard, LLC as Bond Counsel
- n. Approval of Termination of Thompson Coburn LLP as Disclosure Counsel
- o. Approval of Engagement of Ballard Spahr LLP as Bond and Disclosure Counsel (**enclosure**)

4. FINANCIAL MATTERS

- a. Consider Acceptance of 2023 Audit and Approval of Client Representation Letter (District Nos. 1, 4, and 5) (**enclosures**)
- b. Discuss Status of Bond Issuance (District No. 2)
- c. Discuss Status of Cost Certifications and Bond Funds (District No. 5)

5. LEGAL MATTERS

- a. Discuss Website Accessibility and Documentation Remediation Requirements (**enclosure**)
 - i. Consider Adoption of Resolution No. 2024-07-01: Adopting a Digital Accessibility Policy and Designating a Compliance Officer (**enclosure**)
- b. Conduct Public Hearing on Exclusion of Property (7 lots, Murphy Creek Filing No. 18) and Consider Adoption of Resolution No. 2024-07-02: Resolution and Order for Exclusion of Property (7 lots, Murphy Creek Filing No. 18) (District No. 2) (**enclosure**)
- c. Discuss Cost Certifications (District Nos. 2 and 4)

6. OTHER BUSINESS

- a. Next Regular Meeting: November 13, 2024 at 10:00 A.M.

7. ADJOURNMENT