

LEYDEN ROCK METROPOLITAN DISTRICT
REGULAR MEETING

via teleconference

Tuesday, January 17, 2023 at 6:00 P.M.

<https://leydenrocklife.com/>

Brett Vernon, President	Term to May 2023
Scott J. Plummer, Secretary	Term to May 2023
Jeff Cunningham, Treasurer	Term to May 2025
Christian Arditia, Assistant Secretary	Term to May 2025
Tanis Batsel Stewart, Assistant Secretary	Term to May 2025

This meeting can be joined through the directions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/88169711850?pwd=MVBaYlFOUjltQWQzMkFhNWUtrbFUwQT09>

Meeting ID: 881 6971 1850

Passcode: 983761

Call-in Number:1-720-707-2699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District on items not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda:
 - a. Approval of Minutes from December 20, 2022 Regular Meeting (**enclosure**)
 - b. Rescind Approval of Second Amendment to Independent Contractor Agreement with Aqua Sierra, Inc.
 - c. Ratification of Content Release with Best Version Media (**enclosure**)
 - d. Ratification of Requisition No. 2 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021 (**enclosure**)
 - e. Ratification of Requisition No. 3 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021 (**enclosure**)
6. Financial Matters
 - a. Consider Approval of Payables/Financials (**enclosure**)
 - b. Discussion Regarding Continuing Disclosure Obligation for District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021 (**enclosure**)
 - c. Other Financial Matters

2023 Regular Meetings

January 17; February 21; March 21; April 18; May 16; June 20; July 18; August 15; September 19; October 17;
November 21; and December 19 at 6:00 p.m. via teleconference.

7. District Management Matters
 - a. District Manager's Report
 - b. Discussion Regarding Swim Lessons and Adult Swim
 - c. Other Management Matters
8. Director's Matters
 - a. Other Director's Matters
9. Capital Projects Discussion
 - a. Discuss and Consider Approval for Pool Shelter for Picnic Tables
 - b. Discuss and Consider Approval for the Addition of Flower Pots at the Pool
10. Legal Matters
 - a. Discussion Regarding Ballot Drop Off Location For the May 2023 Election
 - b. Other Legal Matters
11. Other Business
12. Adjourn

2023 Regular Meetings

January 17; February 21; March 21; April 18; May 16; June 20; July 18; August 15; September 19; October 17;
November 21; and December 19 at 6:00 p.m. via teleconference.

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, December 20, 2022 at 6:00 P.M. via
Teleconference

Attendance

The regular meeting of the Board of Directors of the Leyden Rock Metropolitan District, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Brett Vernon
Scott Plummer
Jeff Cunningham
Christian Ardita
Tanis Batsel-Stewart

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Ben Smith, District Manager, Katie Call, CCMC; Ron Hill, David Luongo, and Carlo Donzelli.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

**Conflict of Interest
Disclosures**

Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Murphy noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Agenda

The Board reviewed the agenda as presented. Following discussion,

upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment

None.

Consider Approval of Minutes from November 15, 2022 Regular Meeting

Mr. Murphy presented the November 15, 2022 minutes to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

District Management Matters

Consider Approval of the District Fence Stain Proposal from David Luongo

Mr. Luongo presented the District Fence Stain Proposal to the Board and confirmed the price per year is fixed through 2027. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and directed legal counsel to draft a contract.

Consider Approval of Adding Antennas to 3 Irrigation Controllers

Mr. Smith presented the Antennal Installation Proposal to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of the 2023 HVAC Preventative Maintenance Proposal from Timberline

Mr. Smith presented the Timberline 2023 HVAC Preventative Maintenance Proposal to the Board. Following discussion, upon a motion duly made, the Board unanimously approved the proposal and directed legal counsel to draft a contract.

Discus the Sale of the Existing Speaker System

Mr. Smith engaged in discussion with the Board regarding the sale of the existing speaker system. Mr. Smith will inquire about fair market value of the system from Party Pro DJ and Equalized Productions. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the sale subject to Director Ardita's review of the final number.

Discussion of the Trash Enclosure and Parking Lot Concrete

Ms. Call engaged in discussion with the Board regarding the trash enclosure and parking lot concrete. The Board discussed modifying the existing trash structure and changing the parking lot from asphalt to concrete for the trash truck to be able to access the bins. Mr. Smith noted that power could be added to this area to light the trash enclosure. The Board discussed entering into an agreement with Allied Waste to split the cost of the concrete for the trash enclosure. The Board discussed the proposals received for parking lot concrete. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the electrical work, modifying the trash enclosure, including splitting the cost with Allied Waste for an amount not to exceed \$14,381.50, and adding

concrete to the parking lot, including approval of the proposal from Front Range Asphalt Maintenance LLC and directed legal counsel to draft the contracts needed.

Other Management Matters None.

Director Matters None.

Capital Projects Discussion

Discuss and Consider Approval of Pool Shade Structures Mr. Smith engaged in discussion with the Board regarding Pool Shade Structures Proposal. Mr. Smith noted this project was publicly bid and no responses were received. The current proposal does not include electrical work which is required for the new shelter. Director Plummer noted the current proposal does not include the removal of the fabric covers each winter which is provided by the contractor. Director Vernon requested that Mr. Smith contact the vendor's references to verify the vendor's reputation. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal subject to receipt of positive references and directed legal counsel to draft the contracts needed.

Discuss and Consider Approval of New Pool Furniture Mr. Smith presented the Proposal for New Pool Furniture to the Board. The Board inquired about the cost of replacing the fabric, the cost to recycle and sell to another government entity the existing pool furniture, and the vendor's reputation. Mr. Smith noted that other communities recommended this vendor. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and directed legal counsel to draft the contract.

Director Vernon's Workshop Items Director Vernon noted that the City of Arvada would like to review and approve all proposed improvements in the community. Director Batsel Stewart and Director Plummer noted that the City is asking for community studies and additional review beyond permit process. Director Vernon noted that we need a better understanding of what community engagement looks like from the City's perspective.

Ms. Murphy will request more information from the City attorney's office in regards to community involvement.

Director Vernon engaged in discussion with the Board regarding mud flow issues and flood remediation issues. Director Batsel

Stewart noted that are issues in Filing 5 which are causing damage to homes. Ms. Murphy to review Hall Contacting proposal and discuss with Ms. Call regarding multiple property owners and drainage issues.

Director Cunningham, Director Vernon, and Ms. Call will have a meeting to discuss trail improvements with the City of Arvada.

Director Vernon noted that Ms. Call is obtaining new proposals for entrance enhancements from Architerra.

Director Plummer requested regular updates from Ascent Land Development.

Director Vernon noted that the City of Arvada is not interested in assisting with additional fire exits for the community.

Director Vernon noted that the AV project in the clubhouse is moving forward. Equalized Productions provided and updated proposal and Ms. Murphy is reviewing. Director Plummer inquired about drywall repairs and Mr. Smith noted there would not be much damage to the drywall and repairs could be made by Buddy Holley.

Director Vernon is inquiring about the installation of a temporary ice rink on District property. Director Ardita noted there is a lot of maintenance for an ice rink.

Director Plummer noted that he found more information on ore carts from a company in California.

The Board engaged in discussion regarding mailbox enhancements. The Board determined the project is cost prohibitive, and therefore, the Board is not moving forward with the project unless there are additional funds.

Other Business

Consider Approval of Requisition No. 1 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvements Bonds, Series 2021

Ms. Murphy presented Requisition No. 1 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the requisition.

Discuss 2023 Regular Meeting Schedule (March 21, 2023, November 21, 2023, and December 19, 2023)

The Board engaged in discussion regarding the regular meeting schedule. The Board determined to keep these meetings on the regular meeting schedule.

Adjournment

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

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

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17th day of January, 2023.

Document #60390

Content Release

This Content Release ("Release") is made between Best Version Media, LLC ("BVM"), and Leyden Rock Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado ("Contributor").

1. BVM publishes monthly neighborhood/community magazines that are distributed in both hard copy form to specific neighborhoods and may also be published in an online digital format on the world wide web. Additionally, BVM operates a website with the domain www.BVMsports.com, which is dedicated to the coverage of sports in the United States from the amateur to professional levels (the "Website").

2. Contributor desires to submit written content and/or images ("Content") to be used for publication by BVM.

3. "Content" as used in this Agreement, means all works conceived, authored, or developed by Contributor. Content is considered the sole and exclusive property of Contributor. Contributor retains the right to package and sell Content in any format, including electronic, print, audio or in those formats which may be later invented.

4. Contributor warrants and guarantees to BVM that the Contributor owns the rights to the Content, or the Content is original on his or her part, except for such material from copyrighted sources as is reproduced with the written permission of the copyright holder, and is in no way a violation of, or an infringement upon, any copyright belonging to any third-party.

5. Contributor, to the extent permitted by law, agrees to indemnify and hold harmless BVM from any claims or lawsuits by any third-party regarding the Content alleging, among other things, the infringement of copyright or trademark, or defamation or libel, or violation of any right of publicity or privacy, including any damages and reasonable attorneys' fees or costs associated with any claim or lawsuit against BVM related to the Content.

6. Contributor grants BVM an irrevocable, royalty-free, worldwide right and permission to use, publish, display, distribute, and reproduce the Content in whole or in part, with or without alteration or modification, with or without attribution, in any format and in any or all media, versions and forms, whether now known or later invented, in all languages, in any geographic territory, in perpetuity, including without limitation all print, digital, wireless or electronic formats, and in any advertising, publicity or promotion for BVM.

7. Contributor is an independent contractor of BVM, and this Agreement will not be construed to create any association, partnership, joint venture, employee, or agency relationship between Contributor and BVM for any purpose. Contributor has no authority (and shall not hold itself out as having authority) to bind BVM and shall not make any agreements or representations on BVM's behalf without BVM's prior written consent.

8. BVM is not required to use the Content in any manner and whether the Content is used in whole or part in any BVM publication or Website(s) is within BVM's sole discretion.

9. This Release shall be governed by the laws of the State of Colorado.

10. This Release shall be valid and enforceable when Contributor signs this Release and submits Content to BVM. BVM shall not be required to sign this Release in order for it to be valid and enforceable so long as it is signed in standard form by the Contributor.

11. This Release constitutes the entire agreement between parties regarding the subject matter contained herein.

ACCEPTED AND APPROVED

Contributor:

Brett Vernon, President of Leyden Rock Metropolitan District

EXHIBIT B
TO
INDENTURE OF TRUST
(Form of Project Fund Requisition)

Requisition No. 2

LEYDEN ROCK METROPOLITAN DISTRICT
INDENTURE OF TRUST
DATED OCTOBER 22, 2021
GENERAL OBLIGATION (LIMITED TAX CONVERTIBLE TO UNLIMITED TAX)
REFUNDING AND IMPROVEMENT BONDS, SERIES 2021

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as Trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$237,457.05.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

Leyden Rock Metropolitan District

3. Payment is due to the above person for (describe nature of the obligation):

Payments of Capital invoices


4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

See attached wire instructions

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

6. With respect to this requested disbursement, the District (i) certifies it has reviewed any wire instructions set forth in this requisition to confirm such wire instructions are accurate, (ii) to the extent permitted by law and without waiting any rights or privileges under the Colorado Governmental Immunity Act, as may be amended, agrees to indemnify and hold harmless the Trustee from and against any and all claim, demand, loss, liability, or expense sustained, including but not limited to attorney fees, and expenses resulting directly or indirectly as a result of making the disbursement in accordance with this requisition, and (iii) agrees they will not seek recourse from the Trustee as a result of losses incurred by it for making the disbursement in accordance with this requisition.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of January, 2023.


[Brett Vernon \(Jan 4, 2023 10:49 MST\)](#)

District Representative



The PlayWell Group, Inc.

Athletic, Park, and Playground Equipment
 Serving Colorado, Texas, New Mexico, Oklahoma, and Arkansas since 1988

www.playwellgroup.com
 800-726-1816
 505-296-8900 (fax)

QUOTATION	
QUOTE # 20858	12/13/2022

BILL TO:
Community Association Management Accounts Payable 7535 East Hampden Avenue Denver, CO 80231 Phone: (303) 390-1222

SHIP TO:
Community Association Management Leyden Rock Ryan Clifford-Bedrock Slingers 17685 West 83rd Drive Arvada, CO 80007 Phone: (303) 390-1222

CUST. PO #	TERMS	SALES REP	COUNTY		QUOTE EXPIRATION
	50% DOWN/BAL ON COMPL	JRG	JEFFERSON		1/12/2023
ITEM	DESCRIPTION	QTY	LIST PRICE	DISC. PRICE	TOTAL
RHS 3030	CEDAR FOREST PRODUCTS, LLC RECTANGULAR HIP SHELTER-30'X30' PRICE INCLUDES: • ROOF PITCH IS 4:12, DESIGNED FOR A STANDARD 30 PSF LIVE LOAD & 90 MPH WIND SPEED • POWDER COATED STEEL FRAME • 24 GA. MULTI-RIB METAL ROOFING • ZINC PLATED FASTENERS • TUBULAR STEEL FRAME UTILIZES HIDDEN BOLTS & FASTENERS WHERE POSSIBLE	1	44576.00	42,347.20	42,347.20
SED CFP	SEALED ENGINEERED DRAWINGS	1	1050.00	997.50	997.50
SHIP	SHIPPING & HANDLING	1	9761.30	9,761.30	9,761.30
MS-12X43X8	MODERN SHADE, LLC JOINED FULL CANTILEVER HIP SHADE-12' X 43' TOTAL COVER (2) 12' X 21'6" TOPS) 8', 6" RECESS, BOLT DOWN, (2 TOPS, 3 COLUMNS), 24" X 6' PIERS WITH 6 #8 VERTICALS, #3 RINGS @ 12" O.C.	1	15299.20	14,534.24	14,534.24
MS-10X10X8	CANTILEVER UMBRELLA PYRAMID SHADE-10'X10' WITH 8' EAVE HEIGHT, 6" RECESS, BOLT DOWN, 24" X 5' PIERS WITH 6 #8 VERTICALS; #3 RINGS @ 12" O.C	2	3952.20	3,754.59	7,509.18
MS-12X43X8	JOINED T-POST HIP SHADE-12' X 43' TOTAL COVER (2) 12' X 21'6" TOPS) 8' 6" RECESS, BOLT DOWN, (2 TOPS, 3 COLUMNS), 24" X 6' PIERS WITH 6 #8 VERTICALS, #3 RINGS @ 12" O.C.	1	14229.60	13,518.12	13,518.12
MS-12X22X8	T-POST HIP SHADE-12'X22' WITH 8' EAVE HEIGHT, 6" RECESS, BOLT DOWN, 24"X6' PIERS WITH 6 #8 VERTICALS, #3 RINGS @ 12" O.C.	1	7110.00	6,755.07	6,755.07
SED MODERN	SEALED ENGINEERED DRAWINGS	1	4340.00	4,123.00	4,123.00



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QUOTE # 20858	12/13/2022

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Community Association Management Accounts Payable 7535 East Hampden Avenue Denver, CO 80231
Phone: (303) 390-1222

SHIP TO:
Community Association Management Leyden Rock Ryan Clifford-Bedrock Slingers 17685 West 83rd Drive Arvada, CO 80007
Phone: (303) 390-1222

CUST. PO #	TERMS	SALES REP	COUNTY	QUOTE EXPIRATION
	50% DOWN/BAL ON COMPL	JRG	JEFFERSON	1/12/2023

ITEM	DESCRIPTION	QTY	LIST PRICE	DISC. PRICE	TOTAL
SHIP	SHIPPING & HANDLING	1	6991.46	6,991.46	6,991.46

<p>QUOTE VALID FOR 30 DAYS. Product will be ordered upon receipt of written approvals and/or deposit. Please email or fax all pages. PLEASE REMIT YOUR DEPOSIT TO:</p> <p>THE PLAYWELL GROUP, INC. 203A STATE HIGHWAY 46 EAST BOERNE, TX 78006</p> <p>Date _____ Signature _____</p>	<p>SUBTOTAL \$106,537.07</p>
	<p>SALES TAX (0.0%) \$0.00</p>
	<p>TOTAL \$106,537.07</p>



PlayWorks, Inc.

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www.playwellgroup.com
 800-726-1816
 505-296-8900 (fax)

INSTALLATION QUOTE

QUOTE #
 9549

12/13/2022

BILL TO:

Community Association Management
 Accounts Payable
 7535 East Hampden Avenue
 Denver, CO 80231

Phone: (303) 390-1222

INSTALLATION SITE:

Community Association Management
 Leyden Rock
 Katie Call
 17685 West 83rd Drive
 Arvada, CO 80007

Phone: (303) 390-1222

CUST. PO#	TERMS	SALES REP	COUNTY	QUOTE EXPIRATION
	50% DOWN/BAL ON COMPL	JRG	JEFFERSON	1/12/2023
ITEM	DESCRIPTION	QTY	LIST PRICE	TOTAL
INSTALL-BEDROCK	INSTALLED BY BEDROCK SLINGERS SITE WORK: DEMO AND REMOVAL OF EXISTING SHADE. (ELECTRICAL TO BE DONE BY OTHERS) CUT, DEMO AND REMOVAL OF CONCRETE WHERE NEW DUGOUT SHADE IS TO BE INSTALLED AND RE-POUR ONCE INSTALLED. THIS INCLUDES TURF PROTECTION	1	3,387.10	3,387.10
INSTALL-BEDROCK	SHADE STRUCTURE: INSTALLATION AND ERECTION OF 12'X43' DUGOUT CANTILEVER FABRIC ROOF SHADE. THIS INCLUDES CONCRETE PUMP, 3 PIERS-24" RADIUS X6' CONCRETE PIERS WITH #8 REBAR VERTICAL 9" ON CENTER AND #3 REBAR HORIZONTAL 12" ON CENTER CAGES	1	8,521.21	8,521.21
INSTALL-BEDROCK	SHADE STRUCTURE: INSTALLATION AND ERECTION OF 10'X10' CANTILEVER FABRIC ROOF SHADE. THIS INCLUDES CONCRETE PUMP, 1 PIERS-24" RADIUS X5' CONCRETE PIERS WITH #8 REBAR VERTICAL 9" ON CENTER AND #3 REBAR HORIZONTAL 12" ON CENTER CAGES	2	4,032.26	8,064.52
INSTALL-BEDROCK	SHADE STRUCTURE: INSTALLATION AND ERECTION OF 12'X22' T-POST HIP FABRIC ROOF SHADE. THIS INCLUDES CONCRETE PUMP, 2 PIERS-24" RADIUS X6' CONCRETE PIERS WITH #8 REBAR VERTICAL 9" ON CENTER AND #3 REBAR HORIZONTAL 12" ON CENTER CAGES	1	7,849.46	7,849.46
INSTALL-BEDROCK	SHADE STRUCTURE: INSTALLATION AND ERECTION OF 30'X30' HIP METAL ROOF SHELTER. THIS INCLUDES CONCRETE PUMP, 4 PIERS-36" RADIUS X5' CONCRETE PIERS WITH #8 REBAR VERTICAL 9" ON CENTER AND #3 REBAR HORIZONTAL 12" ON CENTER CAGES	1	16,182.80	16,182.80



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INSTALLATION QUOTE

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12/13/2022

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 7535 East Hampden Avenue
 Denver, CO 80231

Phone: (303) 390-1222

INSTALLATION SITE:

Community Association Management
 Leyden Rock
 Katie Call
 17685 West 83rd Drive
 Arvada, CO 80007

Phone: (303) 390-1222

CUST. PO#	TERMS	SALES REP	COUNTY	QUOTE EXPIRATION
	50% DOWN/BAL ON COMPL	JRG	JEFFERSON	1/12/2023
ITEM	DESCRIPTION	QTY	LIST PRICE	TOTAL
INSTALL-BEDROCK	SHADE STRUCTURE: INSTALLATION AND ERECTION OF 12'X43' JOINTED T-POST FABRIC ROOF SHADE. THIS INCLUDES CONCRETE PUMP, 3 PIERS-24" RADIUS X6' CONCRETE PIERS WITH #8 REBAR VERTICAL 9" ON CENTER AND #3 REBAR HORIZONTAL 12" ON CENTER CAGES	1	12,311.83	12,311.83
INSTALL-BEDROCK	CONCRETE FLATWORK: FORM AND FINISH 205 SF OF GREY CONCRETE FLATWORK AT 4" THICKNESS FOR A 5'X41' CONCRETE SIDEWALK. THIS INCLUDES CONTROL JOINTS	205	13.44	2,755.20
INSTALL-BEDROCK	CONCRETE FLATWORK: FORM AND FINISH 1,024 SF OF GREY CONCRETE FLATWORK AT 4" THICKNESS FOR A 32'X32' CONCRETE PAD UNDER THE SHELTER. THIS INCLUDES WIRE MESS AND CONTROL JOINTS	1,024	13.44	13,762.56
INSTALL-BEDROCK	PERMITS	6	806.45	4,838.70
ROCK & CONCEALED	ROCK AND CONCEALED CONDITIONS CLAUSE PlayWorks, Inc. reserves the right to charge for additional manpower and equipment rental if subcontractors encounter rock or other concealed conditions that cannot be penetrated to drill installation holes with a mechanical auger or concealed conditions that prohibit drilling. Every effort will be made prior to installation to determine if additional rock charges or charges related to concealed conditions may be required. PlayWell's Sales Associate will notify you and meet with you at the work site to review the conditions requiring additional charges.		0.00	0.00

QUOTE VALID FOR 30 DAYS. Install will be ordered upon receipt of written approvals and/or deposit.

TOTAL \$77,673.38






**PLEASE REMIT PAYMENT TO:
 PLAYWORKS, INC.
 203A STATE HIGHWAY 46 EAST
 BOERNE, TX 78006**

Date _____ Signature _____

Commercial Service Proposal**6493-Leyden Rock Metro District-MS3****Date : 12-06-2022**

Bill To Leyden Rock Metro District Ben Smith 17685 W 83rd Drive Arvada, Colorado, 80007 7205456075 besmith@ccmnet.com	Ship To Leyden Rock Metro District Ben Smith 17685 W 83rd Drive Arvada, Colorado, 80007 7205456075 besmith@ccmnet.com
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Click image below to view item on web.

Click Image	Description	Qty	Price	Total:
 View Item	Product Id: LC-2108S Horizon Commercial Sling Chaise Lounge by Leisure Creations Frame Finish Options - Textured Espresso 007 Sling Color Options - Sling Plata Minimum Order Option - My order is over \$2,800 - Free Shipping	50	467.00	23,350.00
 View Item	Product Id: LC-2303S Skyline Commercial Sling Dining Chair by Leisure Creations Frame Finish Options - Textured Espresso 007 Sling Color Options - Sling Plata Minimum Order Option - My order is over \$2,800 - Free Shipping	40	335.00	13,400.00
 View Item	Product Id: LC-12942SLT 42" Round Slat Table Top with Coastal Dining Table Base by Leisure Creations Finish Options - Textured Espresso 007 Minimum Order Option - My order is over \$2,800 - Free Shipping	10	999.00	9,990.00
 View Item	Product Id: LC-12920-SLT20 20" Round Slat Pattern Top with Coastal Side Table Frame by Leisure Creations Finish Options - Textured Espresso 007 Minimum Order Option - My order is over \$2,800 - Free Shipping	12	315.00	3,780.00
 View Item	Product Id: LC-WRC30-RB Steel Architectural Waste Receptacle with Liner by Leisure Creations Frame Finish Options - Textured Espresso 007 Minimum Order Option - My order is over \$2,800 - Free Shipping	6	1,459.00	8,754.00

Order Subtotal:	\$	59,274.00
Discount:	\$	5,927.40
Shipping:	\$	0.00
Tax Rate 0.00%:	\$	0.00
Total Due:	\$	53,346.60

Approval Signature _____

Print Name _____

Date _____

Quote is valid for 14 days.

Shipping is included in this proposal unless otherwise noted as an additional charge.

Installation is specifically excluded unless otherwise noted in this proposal. Should you require installation service, please contact us and a proposal for services can be made. Note: Installation is only available in Southern California at this time.

Terms: Payment is due in full prior to processing of any order unless a previously authorized purchase order of credit with terms is approved. If a purchase order is approved, 50% deposit is required for most custom furniture orders. Custom orders are non-cancelable for any reason after submittal to the manufacturer. If payment terms are accepted, you will receive an invoice immediately upon order confirmation and payment is due within 10 days of order receipt unless otherwise agreed upon.

Payment Options: We prefer corporate checks, however, Paypal and all major credit cards including Visa, MasterCard, Discover and American Express are accepted.

Payment via credit card: If payment is made via credit card, paypal and or a payment network transaction that incurs card processing fee, an additional 3% fee of the total sale amount is required to cover associated costs. By signing this proposal, verbally committing to and or giving written email approval to proceed with this as an order acknowledges you agree to our terms and conditions located on the policies page of or website located at http://www.patioshoppers.com/pages/terms_and_conditions.html

Thank you for the opportunity to provide a quote for your facility. If you have any questions please don't hesitate to call!

Respectfully,

Myra Stokes
 Customer Service Representative
 951-696-1700
 myra@patioshoppers.com

NOTE: Please forward this page to the person receiving delivery if Patioshoppers installation services are not required.

Important Delivery & Acceptance Instructions

Upon signing or committing to this agreement, we will process your order to the manufacturer and you will receive an order acknowledgment. Once the products have been manufactured you will typically receive a shipping notification. **99% of the time delivery goes without a hitch, but the following is a general outline of what to expect and how to prepare.**

Shipping Notification: You will typically be notified when the manufacturer has shipped the items. This is usually within a week's timeframe of delivery.

Delivery Notification: Most delivery companies will contact the designated person a day or two ahead and may schedule a general time frame of 8 AM to 1 PM etc. However, at times delivery may be delayed for various reasons. Technically Freight companies can only guarantee a delivery between 8 AM to 5 PM. It is best to be prepared to receive items outside of the scheduled time frame. If someone is routinely present on site all day to accept delivery such as a maintenance person, day porter, security, homeowner, etc., it is helpful. If not, you must arrange for a person to be at the location during delivery hours.

Delivery Trucks: Freight trucks are usually very large and delivery to some locations can be somewhat difficult navigating through residential communities, rural areas, and metro cities to find addresses, parking spots, contact persons, etc. So, it is best if the receiver understands this task, and is at the location until the items are delivered. If you can provide the contact person's name and cell phone ahead of time and prior to order it can be helpful.

Delivery from different manufacturers: On occasion, certain items may be purchased from different manufacturers, such as umbrellas, bases, custom cushions, trash receptacles, etc. Many times, these items will not usually be delivered at the same time as large furniture since they originate from different locations. We will do our best to coordinate delivery on or around the same day as possible, but be prepared to handle them on separate days if needed.

Off-Loading: Upon arrival, drivers are technically only required to take items to the "back of truck" for offloading because most freight locations have forklifts at a warehouse to offload. The truck may or may not have a lift gate and pallet jack to make it easier. If items are palletized and a lift gate is not available, it helps to take the boxes off the pallet in the truck and offload by hand. A standard utility, pocketknife and or wire snips to cut the straps and shrink-wrap may be needed. Many drivers will keep the pallets if you don't want them, but not always. You may be required to dispose of the pallets along with the packaging materials and boxes. Most drivers will help take the items off the back of the truck but are not required to because of injury and liability reasons. They may not bring your items to any location other than the street where they have offloaded and do not provide any type of installation services. Usually, two people are needed to remove large furniture items from the truck and move to the desired area for unpacking. One strong person may be able to accomplish this task. Furniture boxes are not usually extremely heavy, just large and bulky. A four-wheeled furniture dolly is helpful to move furniture boxes around.

Acceptance: Make sure to count all boxes and confirm the units on the bill of lading. Important Note: If you see any damage on boxes or to furnishings "during acceptance" make a note on the bill of lading when you sign for it. Make sure it's noted on the copy that the driver keeps as well. Then notify us immediately and we will rectify the situation. A general picture of the damaged boxes and or items taken from a cell phone is useful.

Unpacking: Typically, it's easiest to unpack items where you offloaded them, and or in a shaded area closest to the location where the furnishings will eventually be moved too. A utility knife is required to cut boxes open. Be careful not to cut furnishings inside of boxes while opening, as it would not be covered under warranty. Once items are out of the box, be prepared to remove a substantial amount of protective wrapping paper and packaging materials for furniture. Large trash bags are helpful for packing materials.

Staging Furnishings: It helps to have a pre-written diagram of where you would like the furnishings to be staged ahead of time. We have found that you can easily print your pool or patio areas from Google maps on satellite mode and draw in the desired locations of the furnishings. Carrying the large furniture by hand from the un-packaging area is usually best. Trying to stack large items on a dolly for moving after they have been unwrapped only tends to scratch or damage them. Note: Umbrellas, bases, and smaller items are easiest moved to the final placement location prior to unpacking.

Disposing of Packaging: Depending on the number of furnishings, be prepared to transport boxes, pallets and packing material to the local city or county disposal site. Most of the time it is too much to handle in your local community dumpster. The packaging is all standard materials and is not hazardous or subject to any additional fees at the disposal site. We have found that you can take the cardboard and most materials to a recycling center for free disposal as well.

Removal of Existing Furnishings: Items can be taken to the local disposal site. We have found that on some occasions a service such as Salvation Army, or thrift stores, etc., may come and take some or all off the furnishings as a donation. As well, you can place an ad in craigslist (with images) to either sell or have it picked up for free. Also, you may let your residents know and they may take some for personal use.

Recommended Tools and Items:

Utility knife

Wire snips

Trash bags

Four wheeled furniture dolly is helpful but not required

Truck or trailer to remove packaging materials and old furnishings to disposal site

EXHIBIT B
TO
INDENTURE OF TRUST
(Form of Project Fund Requisition)

Requisition No. 3

LEYDEN ROCK METROPOLITAN DISTRICT
INDENTURE OF TRUST
DATED OCTOBER 22, 2021
GENERAL OBLIGATION (LIMITED TAX CONVERTIBLE TO UNLIMITED TAX)
REFUNDING AND IMPROVEMENT BONDS, SERIES 2021

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as Trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$124,750.00.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

Leyden Rock Metropolitan District

3. Payment is due to the above person for (describe nature of the obligation):

Payments of Capital invoices

4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

See attached wire instructions

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

6. With respect to this requested disbursement, the District (i) certifies it has reviewed any wire instructions set forth in this requisition to confirm such wire instructions are accurate, (ii) to the extent permitted by law and without waiting any rights or privileges under the Colorado Governmental Immunity Act, as may be amended, agrees to indemnify and hold harmless the Trustee from and against any and all claim, demand, loss, liability, or expense sustained, including but not limited to attorney fees, and expenses resulting directly or indirectly as a result of making the disbursement in accordance with this requisition, and (iii) agrees they will not seek recourse from the Trustee as a result of losses incurred by it for making the disbursement in accordance with this requisition.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of January, 2023.

Brett Vernon

[Brett Vernon \(Jan 10, 2023 20:27 MST\)](#)

District Representative

3355 South Umatilla Street
Englewood, CO 80110

Phone: 303.761.0444
Fax: 303.761.3466
service@keesenlandscape.com

INVOICE **BRO 199248**
INVOICE DATE 09/09/2022

BILL TO
Leyden Rock Metropolitan District c/o CCMC 10700 Prairie Lakes Drive Eden Prairie, MN 55344-3858 Phone:

PROPERTY ADDRESS
Leyden Rock Metropolitan District W. 82nd Avenue & Leyden Rock Drive Arvada, CO 80007

INVOICE	TERMS	ACCOUNT OWNER
09/09/2022	Net 30	Jeremiah Oldham
DESCRIPTION		PRICE
Ir <i>WeatherTrak Conversion and Grounding</i>		\$124,750.00 \$124,750.00
Sales Tax (.00%)		\$0.00
Thank you for your business!		
INVOICE GRAND TOTAL		\$124,750.00

**Please See Our
Updated Remittance
Information**

Remit to Address:
Keesen Landscape Management Inc
PO Box 200297
Dallas, TX 75320-0297

Commercial applicators are licensed by the Colorado Department of Agriculture.

LEYDEN ROCK METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2022
Updated as of January 10, 2023

	General Fund	Debt Service Fund	Fee Operations Fund	Capital Projects Fund	Total Funds
First Bank - Checking					
Balance as of 09/30/22	\$ 23,378.13	\$ -	\$ -	\$ -	\$ 23,378.13
Subsequent activities:					
10/4/2022 Transfer from CASFE	277,973.00	-	-	-	277,973.00
10/4/2022 Transfer to CIT Bank	(277,973.00)	-	-	-	(277,973.00)
10/6/2022 Transfer from CASFE	30,000.00	-	-	-	30,000.00
10/5/2022 Transfer from CASFE	25,000.00	-	-	-	25,000.00
10/6/2022 Bill.com Payments	(23,630.08)	-	-	-	(23,630.08)
10/11/2022 Bill.com Payments	(21,461.66)	-	-	-	(21,461.66)
10/13/2022 Bill.com Payments	(3,769.63)	-	-	-	(3,769.63)
11/4/2022 Deposit - Jefferson County	0.32	-	-	-	0.32
11/10/2022 Transfer from CSAFE	25,000.00	-	-	-	25,000.00
11/10/2022 Bill.com Payments	(298.00)	-	-	-	(298.00)
11/14/2022 Bill.com Payments	(14,107.12)	-	-	-	(14,107.12)
11/14/2022 Bill.com Payments	(10,336.00)	-	-	-	(10,336.00)
11/30/2022 Bill.com Payments	(12,506.61)	-	-	-	(12,506.61)
1/5/2023 Transfer from CSAFE	230,000.00	-	-	-	230,000.00
1/6/2023 Requisition No. 2	-	-	-	237,457.05	237,457.05
1/6/2023 Bill.com Payments	-	-	-	(145,451.83)	(145,451.83)
1/9/2023 Bill.com Payments	(43,757.93)	-	-	-	(43,757.93)
Anticipated activities:					
Anticipated Bill.com payables	-	-	-	(124,750.00)	(124,750.00)
Anticipated Transfer from UMB Project Fund (Req 3)	-	-	-	124,750.00	124,750.00
Anticipated Balance	\$ 203,511.42	\$ -	\$ -	\$ 92,005.22	\$ 295,516.64
CSAFE					
Balance as of 09/30/22	\$ 622,265.94	\$ 38,678.84	\$ -	\$ -	\$ 660,944.78
Subsequent activities:					
10/4/2022 Transfer to 1st Bank	(277,973.00)	-	-	-	(277,973.00)
10/5/2022 Transfer to 1st Bank	(30,000.00)	-	-	-	(30,000.00)
10/6/2022 Transfer to 1st Bank	(25,000.00)	-	-	-	(25,000.00)
10/10/2022 Property/SO tax	8,832.25	13,071.71	-	-	21,903.96
10/26/2022 Transfer to UMB - 2021 Bond Fund	-	(51,750.55)	-	-	(51,750.55)
10/31/2022 Interest Income	981.59	-	-	-	981.59
11/10/2022 Property/SO tax	9,715.56	14,379.04	-	-	24,094.60
11/10/2022 Transfer to 1st Bank	(25,000.00)	-	-	-	(25,000.00)
11/30/2022 Interest Income	911.97	-	-	-	911.97
12/10/2022 Property/SO tax	9,630.81	14,253.59	-	-	23,884.40
12/23/2022 Transfer to UMB - 2021 Bond Fund	-	(28,632.63)	-	-	(28,632.63)
12/31/2022 Interest Income	1,080.17	-	-	-	1,080.17
1/5/2023 Transfer to 1st Bank	(230,000.00)	-	-	-	(230,000.00)
1/10/2023 Property/SO tax	6,647.05	9,837.62	-	-	16,484.67
Anticipated Balance	\$ 72,092.34	\$ 9,837.62	\$ -	\$ -	\$ 81,929.96
CCMC - Total Cash					
Balance as of 11/30/22	\$ -	\$ -	\$ 227,946.33	\$ -	\$ 227,946.33
Anticipated Balance	\$ -	\$ -	\$ 227,946.33	\$ -	\$ 227,946.33
UMB - 2021 Bond Fund					
Balance as of 09/30/22	\$ -	\$ 1,513,755.63	\$ -	\$ -	\$ 1,513,755.63
Subsequent activities:					
10/26/2022 Transfer from CSAFE	-	51,750.55	-	-	51,750.55
10/31/2022 Interest Income	-	3,039.81	-	-	3,039.81
11/30/2022 Interest Income	-	3,876.68	-	-	3,876.68
12/1/2022 Debt Service Payment	-	(1,423,925.00)	-	-	(1,423,925.00)
12/23/2022 Transfer from CSAFE	-	28,632.63	-	-	28,632.63
12/31/2022 Interest Income	-	4,714.68	-	-	4,714.68
Anticipated Balance	\$ -	\$ 181,844.98	\$ -	\$ -	\$ 181,844.98
UMB - 2021 Project Fund					
Balance as of 09/30/22	\$ -	\$ -	\$ -	\$ 7,418,508.02	\$ 7,418,508.02
Subsequent activities:					
10/31/2022 Interest Income	-	-	-	14,880.44	14,880.44
11/30/2022 Interest Income	-	-	-	18,870.58	18,870.58
12/31/2022 Interest Income	-	-	-	22,344.47	22,344.47
1/4/2023 Requisition No. 1	-	-	-	(2,641,085.68)	(2,641,085.68)
1/6/2023 Requisition No. 2	-	-	-	(237,457.05)	(237,457.05)
Anticipated activities:					
Anticipated Requisition No. 3	-	-	-	(124,750.00)	(124,750.00)
Anticipated Balance	\$ -	\$ -	\$ -	\$ 4,471,310.78	\$ 4,471,310.78
Anticipated Balances	\$ 275,603.76	\$ 373,527.58	\$ 227,946.33	\$ 4,563,316.00	\$ 5,440,393.67

Yield information (as of 12/31/2022):

CSAFE - 4.15%

UMB invested in Goldman Sachs Govt Fund - 4.10%

Leyden Rock Metropolitan District
Interim Claims - 10/21/22 - 01/10/23

Procee Date	Vendor	Invoice Number	Amount
11/10/2022	Spencer Fane LLP	1143126	(298.00)
11/14/2022	CliftonLarsonAllen, LLP	3446052	(1,809.98)
11/14/2022	Keesen Landscape	Multiple	(8,590.04)
11/14/2022	The Architerra Group, Inc.	7312	(2,347.10)
11/14/2022	White, Bear & Ankele PC	24593	(238.00)
11/14/2022	Winzenburg, Leff, Purvis & Payne, LLP	679234	(1,122.00)
11/23/2022	White, Bear & Ankele PC	24403	(10,336.00)
11/30/2022	The Architerra Group, Inc.	7397	(2,660.00)
11/30/2022	White, Bear & Ankele PC	Multiple	(9,144.61)
11/30/2022	Winzenburg, Leff, Purvis & Payne, LLP	680614	(702.00)
1/6/2023	Patio Shoppers Inc.	12/6/2022	(53,346.60)
1/6/2023	The PlayWell Group, INC.	Multiple	(92,105.23)
1/9/2023	CliftonLarsonAllen, LLP	3483199	(2,063.90)
1/9/2023	Colorado Special District P&L Pool	Multiple	(34,313.00)
1/9/2023	Spencer Fane LLP	1155107	(184.00)
1/9/2023	White, Bear & Ankele PC	25313	(7,034.53)
1/9/2023	Winzenburg, Leff, Purvis & Payne, LLP	682082	(162.50)
			<u>(226,457.49)</u>

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Leyden Rock Metropolitan District (in the City of Arvada), Jefferson County, Colorado

Name of Bond Issue: Leyden Rock Metropolitan District General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021, dated as of October 22, 2021, in the aggregate principal amount of \$45,840,000.

CUSIP:

Date of Issuance: October 22, 2021

NOTICE IS HEREBY GIVEN that the Issuer has not provided an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Certificate executed on October 22, 2021, by the Issuer for the year ended December 31, 2021 five (5) business days prior to September 30th, 2022. The Annual Report was filed January 9th, 2023.

Dated: January 10th, 2023

LEYDEN ROCK METROPOLITAN DISTRICT

By: Alex Fink, Accountant for the District
Authorized Signatory