

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, February 20, 2024, 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 Ardit
Tanis Batsel-Stewart

Also present: Megan J. Murphy, Esq. and Erin K. Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Christine Ahern, AdvanceHOA, District Management; Alex Graves, Flock Security; Officer Sheehan and Detective Cooke, Arvada Police Department; Angie Sherman, Keesen Landscape Management; Ben Coffee, Weather Tracker Hydropoint; and members of the public.

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. Stutz advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Stutz 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. Stutz 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 regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Agenda

The Board reviewed the agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comment

Mr. Brown presented a trail map design to meet the survey expectations to the Board. Mr. Brown requested the Board to consider this map in the trail design.

Director Plummer noted he received an email from Wendy Fetterhoff requesting the jellyfish lighting to be on the same schedule as the other lights in the community.

Mr. Woodley requested the public to join the community meeting with the City of Arvada on February 28th regarding emergency preparedness.

Consent Agenda

Following a summary by Ms. Stutz, the items on the consent agenda were ratified, approved, or accepted in one motion duly made and seconded and unanimously carried:

- Minutes from February 20, 2024, Regular Meeting;
- Requisition No. 16 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021;
- Requisition No. 14 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021; and
- Resolution Designating Meeting Notice Posting Location.

Presentation by Flock Safety for Proposed Security Cameras at Entrances

Mr. Graves presented a proposal for license plate reader security cameras to the Board. Director Vernon inquired about vandalism to the security cameras. Mr. Graves noted the District would pay \$800 to replace the camera if vandalized.

Director Plummer requested statistics regarding the reduction of crime with the installation of cameras. Mr. Graves noted the reduction is about 60-80% in business development areas. Director Plummer inquired about signage for cameras. It was noted the community can decide whether to include a sign, which is included in pricing.

Director Cunningham inquired about the source of the statistics. Mr. Graves notes the studies were completed with Flock Safety and law enforcement partners. Director Cunningham inquired about the other locations that Flock Safety serves in Colorado. Mr. Graves noted they serve about 400 locations. Director Cunningham inquired about the

price of the security cameras. Mr. Graves stated the prices is \$2,500 per camera plus a onetime installment fee for a total of \$12,600. The renewal price requires a 60-day notice.

Director Vernon inquired about the removal of cameras. Mr. Graves notes the contract terms cover removal and returning the property to its previous state.

Director Plummer asked about Flock Safety's revenue. Mr. Graves notes their revenue is from the subscription and they do not have access to the photos. Administrative users and police departments have access to the photos. Director Plummer inquired about the storing of information. Mr. Graves responded the images are in a cloud system for 30 days and the bad actors list is maintained by the Federal Bureau of Investigation. Director Vernon prefers that the District does not have access to images.

Director Vernon inquired about response time regarding stolen vehicles entering the community. Officer Sheehan noted there are multiple variables that can impact response time.

Director Arditia inquired about additional cost for the Arvada Police Department to review 30 days of data. Detective Cooke responds that it is not an additional cost.

Director Cunningham inquired about images taken at night. Mr. Graves notes the images are infrared. The Board can elect to create a list noting resident vehicles. Detective Cooke noted the purpose of the cameras is not to monitor every vehicle entering the community but rather to pinpoint data during the time of a crime.

Director Vernon inquired about the Leyden Ranch Metropolitan District and if they are willing to pay for a camera. Legal Counsel will reach out to the District.

Mr. Graves noted there is no additional cost for removal of security cameras.

Director Vernon requested community meetings with the Arvada Police Department every six months. Officer Sheehan agreed that community meetings are every six months are possible.

Director Cunningham requested to defer a decision until the Board can collect community input. The Board deferred this matter to the next meeting. Director Batsel Stewart requested a survey in the community newsletter.

Director Ardita inquired about the trails survey. Ms. Call noted the survey received 56 responses. Director Vernon conducted a survey on NextDoor noting that 20% of respondents would prefer not to have cameras. Most surveyors did not want to allow the District or staff access to the information. Ms. Call to send out survey regarding security systems with the assistance of Director Vernon and Director Cunningham. Ms. Stutz noted the possible risks and notes liability for the District is low.

Financial Matters

Consider Approval of Payables/Financials

Director Vernon noted he requested the District Accountant not attend meetings to save costs. Director Cunningham presented the financial statements dated December 31, 2023 to the Board. Director Cunningham presented the Claims dated January 10, 2024 through February 13, 2024 in the amount of \$87,395.54 to the Board.

Director Ardita inquired about the Equalized Productions project and Ms. Call noted it was completed.

Director Vernon requested Legal Counsel to connect CSAFE and UMB Bank with Director Vernon and Director Cunningham. Director Vernon inquired about renegotiated covenant in Bonds. Legal Counsel to check with the underwriter about changes to funding provisions of the bonds.

Following discussion, upon a motion duly made and seconded the Board unanimously approved the financial statements and claims.

Other Financial Matters

None.

District Management Matters

District Manager's Report

Ms. Call presented the report to the Board. Ms. Call noted upcoming events in the District. The Winter Rock and Clubhouse refresh are in progress. Ms. Ahern notes the Easter Egg event is coming up. The Clubhouse will be closed in April for renovations. A new craft club has been created. Ms. Ahern notes additional sponsors for clubhouse events.

Discuss and Consider Approval of Smart Irrigation System, Hydropoint Subscription

Mr. Coffee provided an overview of the WeatherTrak smart irrigation system to the Board. WeatherTrak is a smart controller meant to eliminate waste based on local weather conditions. Following discussion, upon a motion duly made and seconded, the

Board unanimously approved the irrigation system, not to exceed the amount of \$9,360 through January 31, 2025. WeatherTrak to provide usage report.

Other Management
Matters

Director Cunningham inquired about the parking lot lights. Ms. Call noted she is working on vendors for the project.
Director Ardita inquired about tree service regarding damage to the trail. Ms. Call noted she is working with Preservation Tree Care.

Director Vernon inquired about the 2022 Audit. Legal Counsel will provide a copy of the 2022 Audit to the Board. Director Cunningham inquired about violation of covenants in the bond documents. Legal Counsel will provide a copy of the Continuing Disclosure Agreement to the Board.

Director's Matters

Discussion Regarding
Jellyfish Lighting

Director Plummer engaged in discussion with the Board regarding jellyfish lighting. Ms. Call spoke with Covenant Enforcement Counsel about lighting. Outdoor lighting is allowed on federal holidays and off all other periods. Director Ardita inquired about bistro lights. Director Batsel Stewart inquired about noise ordinance and lights being under one umbrella. Director Batsel Stewart and Director Plummer will work on revising language for guidelines to include jellyfish lighting in the standard lighting restriction. Director Ardita inquired about other communities' positions on jellyfish lighting. Ms. Call noted other communities have implemented this restriction, but the issues come with enforcement.

Other Director's Matters

Director Batsel Stewart inquired about voting to approve terra seeding where there are erosion issues. Ms. Call noted the Ascent Land Development is working on this. Ms. Call will reach out to Ascent to get this project moving forward.

Director Vernon notes he met with the interim director of Jefferson Parkway Authority. Director Vernon is working with the City to develop different designs for signs. The District is being pressured from Code Enforcement to replace the signs.

Director Vernon was contacted by a cell phone tower company working with T-Mobile. They would like to provide a tower to support all three major carriers.

Director Vernon engaged in discussion with the Board regarding the Yule Yucca easement and inquired if the Board would like to discuss options for amenities in the space at another meeting. The

following amenities have been presented to the Board: sand volleyball, exercise station, Frisbie golf, community garden, amphitheater, food truck, ping pong, pickle ball, junior mountain bike trail, pump track, mountain bike trail, and mountain bike parking lot. The Board is not in favor of the amenities presented and determined not to discuss further. Director Vernon reminded the Board that the District should discuss how to expend the remaining capital funds by August 2024.

Director Cunningham inquired about the Jefferson Parkway Authority meeting. Director Vernon noted they elected Board Members and there was an agenda item regarding Broomfield's withdrawal, which is still in progress. Director Vernon noted the negotiations on the withdrawal are anticipated to be completed by June.

Director Cunningham engaged in discussion with the Board regarding Yule Yucca. Director Cunningham noted that he discussed the petition with residents who live in the area and when the petition was signed, the Board was discussing installing several amenities in the area. Since that time, the Board has focused on a trail and, from his discussions with the residents in the area, the trails have been well received.

Capital Projects Discussion

Discussion Regarding Trails Project

Director Cunningham provided an update. Director Cunningham noted he is in favor of the trails, but he was surprised by the cost. The Board suggested mountain biking at Park and 82nd or the hill. Director Vernon noted concerns about natural trails but is more interested in narrower trails. Director Ardita agrees. District Batsel Stewart notes the trail builder will have experience and the maintenance will be shared with the City of Arvada. Director Plummer supports natural trails but would like to find a compromise. Director Plummer noted a mountain biking group should be active in supporting the process, such as providing assistance with research for funding, etc. Director Vernon prefers to see trail extended beyond the demo garden.

Other Capital Project Matters

Ms. Call inquired about the March 5, 2024 Capital Projects Meeting. The Board is in favor of canceling that meeting pending available updates from Ms. Cooley.

Legal Matters

Other Legal Matters None.

Other Business

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.

Scott J Plummer
Scott J Plummer (Mar 21, 2024 12:23 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 19th day of March.