

**LEYDEN ROCK METROPOLITAN DISTRICT**

**SPECIAL MEETING**

Via Teleconference

Tuesday, December 3<sup>rd</sup>, 2024 at 6:00 PM

<https://leydenrocklife.com/>

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Brett Vernon, President	Term to May 2027
Scott J. Plummer, Secretary	Term to May 2027
Jeff Cunningham, Treasurer	Term to May 2025
Christian Arditia, Assistant Secretary	Term to May 2025
Jen Langhals, Assistant Secretary	Term to May 2025

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Link:

[https://us06web.zoom.us/j/88547410395?pwd=J9jHetVz  
bkPQH4i6YAbkVOHfWF3x8i.1](https://us06web.zoom.us/j/88547410395?pwd=J9jHetVzbkPQH4i6YAbkVOHfWF3x8i.1)

Meeting ID: 885 4741 0395

Passcode: 917924

+1-720-707-2699

**NOTICE OF SPECIAL 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. Legal Matters
  - a. Other Legal Matters
6. District Management Matters
  - a. Other Management Matters
7. Capital Projects Discussion
  - a. Discussion Regarding Trail Improvements
  - b. Discussion Regarding Landscape Plans
  - c. Discussion Regarding Relocation of Electrical Outlets on the Yule Way Entrance (**enclosure**)
  - d. Discussion and Approval of Change Order #6760 (**enclosure**)
  - e. Other Capital Projects Matters
8. Director’s Matters
  - a. Other Director’s Matters

**2024 Regular Meetings**

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

9. Other Business

10. Adjourn

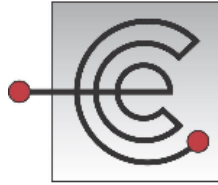
**2024 Regular Meetings**

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

1237.0008;

**Communication Construction & Engineering, Inc.**

901 E 73rd Ave  
Denver, CO 80229-6816



# Estimate

**ADDRESS**

Brett Vernon  
Leyden Rock Metropolitan District  
c/o Advance HOA Management  
17865 W. 83rd Drive  
Arvada, Colorado 80007  
United States

**ESTIMATE #** 6902  
**DATE** 10.29.2024

**SALES REP**

Norm

ACTIVITY	QTY	RATE	AMOUNT
Pricing below for work at Leyden Rock-Yule Wy entrance. The district will assist in marking out the irrigation lines prior to boring. We will mobilize to the site and directional bore a 1"UL HDPE pipe 35' from the tree area to the hand hole we installed in the grass on the east side of the road. We will extend the electrical wiring to a rocket post GFCI outlet that is being installed on the previous project.			
Mobilization	4	130.00	520.00
(Labor & Equip.) One day of directional drilling with a small drill. Does not include spoils control and potholing.	0.50	2,400.00	1,200.00
(Materials) Provide 1" HDPE UL Listed conduit	35	0.79	27.65
Additional electrical wiring	1	325.00	325.00
(Labor) Project Management time -hourly	2	165.00	330.00
Assumptions:	1	0.00	0.00
<ul style="list-style-type: none"><li>-Unless stated otherwise, this Estimate does not include permit fees, traffic control, or bonds.</li><li>-All Engineering plans will be designed to the ASCE Quality Level and to meet the requirements listed on this Estimate. If any additional engineering is required above what was estimated additional charges may be required.</li><li>-As-built plans are not included unless specifically mentioned in this Estimate.</li><li>-Wildlife, environmental, or stormwater impact studies and mitigation plans are not included in this quote.</li><li>-Force Majeure- CCE is not responsible for any unforeseen circumstances.</li><li>-Price subject to change due to material cost increases beyond our control such as tariffs, or AHJ fee increases implemented after the date of this proposal</li><li>-Pricing is based on favorable soil conditions. If we encounter difficult soils, including but not limited to sand, cobble, rock, or buried debris, there will be additional charges to continue work.</li><li>-3 bore attempts will be made to get past any unfavorable soil conditions. If we are unsuccessful there will be a \$3,600.00/day minimum charge and we will renegotiate.</li><li>-All work will be done during normal business hours. If during permitting any unknown work hour restrictions are found then there may be additional cost.</li><li>-Pricing for utilizing an existing conduit assumes the conduit is not damaged, crushed, contaminated, overfull, or any other problems that make the conduit impassable. If these conditions are encountered CCE can provide investigation services to identify and repair damages for an additional fee.</li><li>-If CCE will be utilizing an existing conduit, there will be additional charges for damaged,</li></ul>			

We appreciate the opportunity to work with you and look forward to doing so again in the future.

ACTIVITY	QTY	RATE	AMOUNT
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crushed, or contaminated conduit. CCE can provide investigation services to identify and repair damages.

-All potholes in asphalt will be patched with cold patch only. Any concrete potholes will be patched with concrete mortar. All potholes will be filled with sand or squeegee. If the AHJ requires additional remediation, full panel replacement, flowfill, or anything above a simple patch there will be an additional charge.

-CCE will not perform private utility locates and CCE is not responsible for all un-marked utilities and other facilities. Signor accepts responsibility for any damages un-marked private infrastructure.

-CCE Payment terms are Net30 with payment made by check or ACH only. If a longer payment term or a different payment method is required it must be noted on this estimate or else additional charges and fee will incur.

This estimate is standalone and is for the location and project listed in the scope of work above and is not to be connected with any other projects or locations that have been performed in the past or will be started in the future.

This estimate must be signed and also include any customer issued PO's to get placed on the job board and then scheduled.

By signing this Estimate the signor understands and is agreement with the above listed assumptions and also agrees that this agreement shall supersede and replace all prior agreements and understandings, oral or written.

Thank you for your business.

TOTAL

**\$2,402.65**

To pay via Card please contact the Account Executive you have been working with. Note, there is a 3.5% fee on top of the invoice amount for a credit card payment.

Invoice terms are net 30. 1.5% interest per month and attorney fees will be charged on invoices not paid in 30 days. If you choose to pay with a credit card, 3.5% will be added.

Accepted By

Accepted Date


**From:** [Norm Thielbert](#)  
**To:** [Katie Call](#)  
**Cc:** [katie@ascentld.com](mailto:katie@ascentld.com); [Brett Vernon](#)  
**Subject:** Re: FW: Leyden Rock  
**Date:** Wednesday, October 16, 2024 1:21:10 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Outlook-vyznatp0.png](#)  
[Outlook-zdibs2mb.png](#)

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Katie,

That is our actual permit costs incurred. That does not include the City requirements we incurred for Engineering Plans & the Extra Pothole restoration requirements that we have an assumption for in our contract. Do we need to provide you more details?

My total C/O was for \$3,380.03.

	<p><b>Norm Thielbert</b> Account Executive Communication Construction and Engineering m: 720-450-7952 w: communicationconstruction.com e: Normt@communicationconstruction.com a: 901 E. 73rd Ave. Denver, CO 80229</p> <p></p>
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On Wed, Oct 16, 2024 at 12:25 PM Katie Call <[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)> wrote:

Good afternoon,

I received approval from the Board at our meeting last night for the license and permit costs totaling \$2,346.93. Please submit an invoice to reflect this amount to get it processed.

**Katie Call** | Community Manager

PO Box 370390  
Denver, CO 80237  
(303) 482-2213 x360 | (303) 495-5895 fax  
[www.advancehoa.com](http://www.advancehoa.com)

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**From:** Norm Thielbert <[normt@communicationconstruction.com](mailto:normt@communicationconstruction.com)>

**Sent:** Monday, October 14, 2024 7:18 AM



**To:** [katie@ascentld.com](mailto:katie@ascentld.com) <[katie@ascentld.com](mailto:katie@ascentld.com)>

**Cc:** Katie Call <[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)>; Brett Vernon <[brett.vernon@leydenrocklife.com](mailto:brett.vernon@leydenrocklife.com)>

**Subject:** Re: FW: Leyden Rock

Katie,

We have a GFCI on the back of each monument and then the GFCI on the east side of the streets will be installed on a short post just above the ground by our black flush mounted pull boxes.

	<p><b>Norm Thielbert</b> <b>Account Executive</b> Communication Construction and Engineering m: 720-450-7952 w: communicationconstruction.com e: Normt@communicationconstruction.com a: 901 E. 73rd Ave. Denver, CO 80229</p> <p></p>
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On Fri, Oct 11, 2024 at 4:16 PM [katie@ascentld.com](mailto:katie@ascentld.com) <[katie@ascentld.com](mailto:katie@ascentld.com)> wrote:

Norm,

Are they on one side or both sides of the street?

I assume after inspections are complete that you will put the outlets on?

Katie,

Any word on the signed CO?

Thanks,

Katie Cooley

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**From:** Norm Thielbert <[normt@communicationconstruction.com](mailto:normt@communicationconstruction.com)>

**Sent:** Friday, October 11, 2024 3:49 PM

**To:** [katie@ascentld.com](mailto:katie@ascentld.com)

**Subject:** Re: FW: Leyden Rock

Katie,

The wires are stubbed into a ground box at each entrance. We are waiting for final inspections from Arvada. Xcel just set the meter on Yule Wy Wednesday, but it is not connected inside the transformer. I'm assuming they have to send a lineman to make that connection.

FYI-We had to remove the outlets from the permits since there was not a Monument built to attach them to. Arvada was picky

What we plan on doing is setting the GFCI outlets on rocket posts after inspections are completed.

Can I get my C/O quote signed so I can invoice it?

Let me know, thanks



**Norm Thielbert**  
**Account Executive**

Communication Construction and Engineering

m: 720-450-7952

w: [communicationconstruction.com](http://communicationconstruction.com)

e: [Normt@communicationconstruction.com](mailto:Normt@communicationconstruction.com)

a: 901 E. 73rd Ave. Denver, CO 80229



On Fri, Oct 11, 2024 at 12:10 PM [katie@ascentld.com](mailto:katie@ascentld.com) <[katie@ascentld.com](mailto:katie@ascentld.com)> wrote:

Norm?

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**From:** Brett Vernon <[brett.vernon@leydenrocklife.com](mailto:brett.vernon@leydenrocklife.com)>

**Sent:** Friday, October 11, 2024 12:02 PM

**To:** Katie Call <[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)>; [katie@ascentld.com](mailto:katie@ascentld.com)

**Subject:** Re: Leyden Rock

I thought it was going to be on both sides.

Get [Outlook for iOS](#)

---

**From:** Katie Call <[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)>

**Sent:** Friday, October 11, 2024 11:53:10 AM

**To:** Katie Cooley <[katie@ascentld.com](mailto:katie@ascentld.com)>; Brett Vernon <[brett.vernon@leydenrocklife.com](mailto:brett.vernon@leydenrocklife.com)>

**Subject:** Fw: Leyden Rock

Good morning Katie & Brett,

We had the holiday lighting vendor onsite this week and they notified me that they could not find power on the east side of Culebra. I was out there this morning did not see an outlet. Did I misunderstand that there would be power to both sides?

**Katie Call** | Community Manager

PO Box 370390

Denver, CO 80237

(303) 482-2213 x360 | (303) 495-5895 fax

[www.advancehoa.com](http://www.advancehoa.com)

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**From:** Info <[info@milehighlights.com](mailto:info@milehighlights.com)>

**Sent:** Thursday, October 10, 2024 4:38 PM

**To:** Katie Call <[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)>

**Subject:** Re: Leyden Rock

Hi Katie,



I can have a look, but we will probably get you before the end of the month when we are closer back to that area. I imagine by then the irrigation would be turned off. Either way we will let you know. My main foreman said he could not find power on the east side of Culebra, do you know if got installed yet? If so, we can go back out and have a more thorough look. Thanks so much!

Jared Carr

Mile High Lights

303-219-9106

[www.milehighlights.com](http://www.milehighlights.com)

---

**From:** Katie Call <[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)>

**Sent:** Thursday, October 10, 2024 8:54 AM

**To:** Info <[info@milehighlights.com](mailto:info@milehighlights.com)>

**Subject:** Re: Leyden Rock

Good morning Jennifer,

Are you able to schedule a return date next week? With the beautiful weather, the irrigation winterization is slowing start and first to be done is out in the community's native areas. However, if you can provide a date, I can work with our landscape manager to have irrigation turned off in advance of the visit. She said it would be best to turn off irrigation at least 4-5 days ahead of the return visit.

**Katie Call** | Community Manager

PO Box 370390

Denver, CO 80237

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---

**From:** Katie Call <[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)>  
**Sent:** Wednesday, October 9, 2024 7:32 AM  
**To:** Info <[info@milehighlights.com](mailto:info@milehighlights.com)>  
**Subject:** Re: Leyden Rock

Good morning Jennifer,

I will be meeting with my landscape account manager this afternoon and will find out about the irrigation shut off.

**Katie Call** | Community Manager

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Denver, CO 80237  
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**From:** Info <[info@milehighlights.com](mailto:info@milehighlights.com)>  
**Sent:** Tuesday, October 8, 2024 2:56 PM  
**To:** Katie Call <[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)>  
**Subject:** Leyden Rock

Hi Katie,

I apologize for not emailing you to say we will install your lights this week. The crew must return later to finish the tower, as the ground was too wet for the lift to be used. Do you know when you turn the irrigation off for the season?

Jennifer Melby

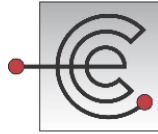
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901 E 73rd Ave  
Denver, CO 80229-6816



**INVOICE**

**BILL TO**  
Katie Call  
Leyden Rock Metropolitan District c/o Advance HOA Management  
17865 W. 83rd Drive  
Arvada, Colorado 80007  
United States

**INVOICE** 6760  
**DATE** 10.17.2024  
**DUE DATE** 11.16.2024

**SALES REP**  
Norm

DESCRIPTION	QTY	RATE	AMOUNT
C/O for additional costs incurred due to City of Arvada requirements. Extra SUE engineering costs to provide Plan & Profile drawings & bore logs to the City. Provide Concrete Flow fill materials and hot patch asphalt into core holes done in the street.			
(Labor) Right of way engineering of proposed utility-one call quality level "B". Potholing for engineering and mobilization for survey are listed on separate line items.	1	1,650.00	1,650.00
Additional Cost of Right of way permit.	1	886.509	886.51
Concrete Flow fill & Hot Patch asphalt Materials	1	1,218.10	1,218.10
Assumptions:	1	0.00	0.00
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---

Thank you for your business.

To pay via Card please contact the Account Executive you have been working with. Note, there is a 3.5% fee on top of the invoice amount for a credit card payment.

Invoice terms are net 30. 1.5% interest per month and any attorney fees will be charged on invoices not paid in 30 days.

To pay with a credit card, a 3.4% processing fee will be added. Contact your Sales Rep to have this set up.

BALANCE DUE

**\$3,754.61**