

LEYDEN ROCK METROPOLITAN DISTRICT
SPECIAL MEETING
17685 West 83rd Drive, Arvada, CO 80007 and via teleconference
Thursday, August 11, 2022 at 6:00 P.M.
<https://leydenrocklife.com/>

Scott J. Plummer, Secretary	Term to May 2023
Brett Vernon, President	Term to May 2023
Jeff Cunningham, Treasurer	Term to May 2025
Christian Ardita, 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/82333530049>

Meeting ID: 823 3353 0049
Call-In Number: 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. Discussion with The Architerra Group, Inc. Regarding Capital Improvement Survey Results
6. Other Business
 - a. Consider Approval of Changes to Pool and Clubhouse Use Policy (**enclosure**)
 - b. Consider Approval Amended and Restated Residential Improvement Guidelines and Site Restrictions (**enclosure**)
7. Adjourn

2022 Regular Meetings

February 15; March 22; April 26; June 7; July 19; August 16; September 20; October 18; November 15; December 20; at 6:00 p.m. at the Leyden Rock Clubhouse located at 17685 W. 83rd Drive, Arvada, Colorado, or if necessary, via teleconference.



MEMORANDUM

To: Board of Directors
 From: Katie Call, Operations Coordinator
 Date: August 11, 2022
 Re: Clubhouse Rental Agreement

Resident Pricing

- Decrease Resident rental rates and keep the non-resident cost the same

	Current Rates	Proposed Rates	Current Deposit	Proposed Deposit
Resident	\$150 for the first 3 hours \$35 for each additional hour	\$75 for the first 3 hours \$25 for each additional hour	\$250	No change

Previous Rates:

- **May 2018** \$100 for the first [3] hours, \$25 for each additional hour – Deposit \$250
- **October 2020** \$150 for the first [3] hours, \$35 for each additional hour – Deposit \$250
 2020 increase was to help offset the costs of adding disinfection cleanings due to COVID

If the rental costs change, do I refund those who have already reserved or keep their cost as it was at the time of reserving?

How to Make Reservations:

Option 1: Once rates are approved, I will update our current rental page on www.leydenrocklife.com to include a button for Non-Resident reservations and a button for Resident reservations

If there are issues with the reservation process being both featured on the public side of the website (non-residents using the resident pricing or residents clicking the wrong button and booking under non-resident) we will move to Option 2

Option 2: Resident rentals will be changed to be accessed through the resident portal www.leydenrock.frontsteps.com/ to ensure only residents will have access to use the resident pricing reservation link.



Security. Security personnel are required for all rentals during which sixty (60) or more persons will be in attendance or if alcohol will be present. If security personnel are required, the Rental Party will be responsible for all costs related thereto. In the event this provision is violated by the Rental Party, the Rental Party shall automatically be assessed a minimum penalty of \$250 and may be suspended from all Clubhouse privileges for a period of up to 12 months at the discretion of the Board of Directors of Leyden Rock Metropolitan District (the “Board”) or District Manager. Below is a list of security companies that may be willing to provide security personnel for your event. The District does not endorse or is the District affiliated with any of these companies. Approval of security personnel by the District does not constitute a warranty or guarantee of such security personnel’s performance by the District.

Resident Improvement Guidelines and Site Restrictions

Paint Guideline Option Summary

Option 1:

- Approval is not required if the color and/or color combinations and locations are identical to the original manufacturer color established on the home and/or accessory improvement. While approval is not required, submission of an application and confirmation of existing colors will be required.
- Any changes to the color scheme must be submitted for approval and must conform to the general scheme of the Community, and only color schemes shown in the Sherwin Williams color palettes for Leyden Rock homes will be approved. Only entire color scheme combinations will be reviewed for approval.
- The \$75 application fee will remain for review.
- The approved Sherwin Williams color palettes are fluid and can be changed.

Option 2:

- Approval is not required if the color and/or color combinations and locations are identical to the original manufacturer color established on the home and/or accessory improvement. While approval is not required, submission of an application and confirmation of existing colors will be required.
- Any changes to the color scheme must be submitted for approval and must conform to the general scheme of the Community, and only color schemes shown in the Sherwin Williams color palettes for Leyden Rock homes will be approved. Only entire color scheme combinations will be reviewed for approval.
- A \$75 application fee will remain for review of Sherwin Williams color palettes.
- Exterior paint colors not included within the Sherwin Williams color palettes, or not in the locations specified in the Sherwin Williams color palettes are discouraged and require additional review before approval, and such approval is not guaranteed.
- There will be a \$150 application fee for the review of schemes not within the Sherwin Williams color palettes.
- Owner shall paint a sample color of the proposed body color, accent color, and trim color on the garage door (each approximately two square feet). The owner shall contact the management company to receive sample approval before any painting commences.
- A paint review committee consisting of District residents will need to be appointed for an additional layer of review.