

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, November 7, 2023 at 6:30 P.M. via  
Teleconference

**Attendance**

The special 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:

Scott J. Plummer  
Brett Vernon  
Jeff Cunningham  
Christian Ardita  
Tanis Batsel Stewart

Also present: Megan Murphy, White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Christine Ahern, District Managers, AdvanceHOA; Brian Peck, Keesen Landscape Management; 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 at 6:30 P.M.

**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. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Approval of 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**

Director Ardita inquired about the anticipated date of the pool covers being removed. Ms. Call noted they will be removed on November 10<sup>th</sup>.

Director Ardita inquired about the planters on the pool deck being removed for the Fall/Winter season. Director Batsel Stewart noted that Keesen Landscape Management will remove the planters.

**Capital Projects Discussion**

Discuss and Consider Award of Winter Rock Project

Ms. Call provided a presentation to the Board. Ms. Call noted one company responded to the invitation to bid, but it did not request additional information or respond to a follow up email. Mr. Peck responded to questions regarding the proposals. Following discussion, upon a motion duly made and seconded, the Board unanimously approved both sections A and B.

**District Management Matters**

Discussion Regarding 2024 Operating Budget Options

Ms. Call engaged in discussion with the Board regarding 2024 Operating Budget Options.

Discuss and Consider Approval of Proposed 2023 Tree Care Services

The Board engaged in discussion regarding the proposed 2023 Tree Care Services. Following discussion, upon a motion duly made and seconded, the Board approved the proposal. Director Cunningham voted against approval of the proposal.

Discuss and Consider Approval of Proposed 2024 Tree Care Services

The Board engaged in discussion regarding the proposed 2024 Tree Care Services. Following discussion, upon a motion duly made and seconded, the Board approved the proposal. Director Cunningham voted against approval of the proposal.

**Director’s Matters**

None.

**Other Business**

Discussion Regarding Contract with Wendy Fetterolf

Ms. Murphy presented the Independent Contractor Agreement with Ms. Fetterolf to the Board. Ms. Murphy noted the vendor does not carry insurance and explained the Board’s options.

Following discussion, upon a motion duly made and seconded, the Board unanimously approved waiving insurance requirements for Ms. Fetterhoff.

## **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 (Nov 30, 2023 12:40 MST)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20<sup>th</sup> day of November 2023.