

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Wednesday, November 20th, 2024 at 6:00 p.m., via teleconference.

Attendance

The special meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Brett Vernon
Scott J. Plummer
Jeff Cunningham
Christian Ardita
Jen Langhals

Also present: Marissa M. Peck, Esq., White Bear Ankele Tanaka & Waldron; Jackie Casas and Christine Ahern, AdvanceHOA, District Management; Katie Cooley, Ascent Land Development; 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. Peck advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Peck 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. Peck 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

None.

Consent Agenda

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

- Approval of Minutes from October 15th, 2024 Special Meeting (**enclosure**)
- Approval of Minutes from November 7th, 2024 Special Meeting (**enclosure**)
- Approval of Agreement with Lee Design Group for Design Review Services (**enclosure**)
- Approval of Agreement with Bedrock LLC for Removal of Sunshades at the Clubhouse (**enclosure**)
- Approval of Agreement with Peak One Pool for Pool Maintenance Services (**enclosure**)
- Approval of First Amendment to the Agreement with Weed Wranglers Inc. for Noxious Weed and Prairie Dog Control Services (**enclosure**)
- Approval of Second Amendment to the Agreement with Advance HOA for District Management Services (**enclosure**)
- Approval of Third Amendment to the Agreement with Mile High Pools LLC for Pool Gate Monitor Services (**enclosure**)
- Approval of Agreement with Pinnacle Consulting Group for District Accounting Services (**enclosure**)
- Approval of Agreement with Moon Hopper Inflatables LLC for Inflatable Rental Contract for November 16, 2024 (**enclosure**)
- Approval of Agreement with Diann Smith d/b/a The Smithsonian for Live Musical Performance (**enclosure**)
- Approval of Agreement with Amaezing Entertainment LLC for Photo Booth Services (**enclosure**)
- Approval of Agreement with Broken Spoke LLC for Wagon Rides at Fall Fest (**enclosure**)
- Approval of Agreement with Keesen Landscape for Landscape Maintenance Services (**enclosure**)
- Approval of Agreement with Tashmo Ko., Co. d/b/a Serendipity Catering (**enclosure**)
- Approval of Agreement with Republic Services/Allied Waste for 2025 (**enclosure**)
- Approval of Agreement with Timberline Mechanical for

Preventative Maintenance Labor (**enclosure**)

- o Approval of Agreement with Done & Dusted d/b/a Helping Hand for 2025 Cleaning Services (**enclosure**)
- o Consider Ratification of Requisition No. 19 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) refunding and Improvement Bonds, Series 2021 (**enclosure**)
- o Consider Ratification of Requisition No. 20 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) refunding and Improvement Bonds, Series 2021 (**enclosure**)

The Board engaged in discussion regarding the Agreement with Preservation Tree Care for Tree Care Maintenance Services. Director Cunningham inquired about the price from last year. Director Vernon explained the 10-11% increase in price from last year. Director Vernon noted the District could not manage the increase. The Board deferred action on this agreement.

Legal Matters

Consider Approval of a Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges

Ms. Peck presented the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Consider Approval of a Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents

Ms. Peck presented the Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Financial Matters

Consider Approval of Payables/Financials

Director Cunningham presented the Financial Statements dated September 30, 2024 and Claims in the amount of \$39,677.42. 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. Ahern presented the Manager's Report to the Board. Ms. Ahern congratulated Director Langhals on the turnout for the Fourth Annual Turkey Trot. A check will be presented to the Community Table for an estimated \$400. Ms. Ahern noted events such as Santa and the Holiday Craft Fair are upcoming.
Discussion and Consider Approval of Recommendation for Changing Pet Waste Station Vendor	The Board engaged in discussion regarding the Agreement with Pet Scoop for Pet Waste Services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.
Discussion and Consider Approval of the 2025 Sponsorship Program	The Board engaged in discussion regarding the sponsorship program noting this would generate \$18,000 in income. Director Plummer requested the ads in the newsletter to be a smaller section. Director Plummer requested essential information to be more pertinent. Ms. Ahern noted the District had two separate newsletters in the past, one for District Matters and one for Lifestyle Matters.
Discussion and Consider Approval of Arvada Cert Training Class Request	Ms. Ahern requested training classes the third Wednesday of every month. The classes are not a 501(c) nonprofit. Ms. Ahern is requesting the rental waiver fee, noting they will still receive the \$250 deposit. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the request.
Other Management Matters	Director Vernon noted the electrical installation at the gates has been completed.

Capital Projects Discussion

Discussion Regarding Trail Improvements Schedule	The Board engaged in discussion regarding the Trail Improvements Schedule.
Consider Approval of Proposal from Kimley Horn and Valerian for Trail Planning and City Approval	Director Vernon noted Director Cunningham, Ms. Cooley, and himself met with the City of Arvada regarding Kimley Horn taking on this project. The Board engaged in discussion regarding the Kimley Horn and Valerian proposals. It was noted that both vendors have experience with the City of Arvada. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Kimley Horn.
Other Capital Project Matters	It was noted that the City has noted referral comments will be returned by the end of the week and will then be reviewed by the City planner.

Director's Matters

None.

Other Director's Matters

Director Vernon engaged in discussion with the Board regarding lights. He noted they are working to get a power box/outlet moved. Director Vernon notes there is no apparent way to run power to the monuments. The light apparatus needs to be replaced to run power.

Director Vernon noted the tables for the Clubhouse arrived with a tilting mechanism. Ms. Ahern deemed them defective and contacted the company to refund and pick them up. Ms. Ahern is looking at alternative tables.

Other Business

Executive Session

Director Cunningham noted he will not be in attendance for the December 17th Board Meeting.

Director Plummer engaged in discussion with the Board regarding the endorsement of stop signs at Leyden Rock Drive. Ms. Peck advises the Board they are unable to make endorsement.

Director Ardita notes he has been receiving fraudulent HOA dues emails and he wanted to warn others in the community that emails from Property Pay are not legitimate.

Adjourn

There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded, and unanimously carried, the Boards 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 (Dec 20, 2024 13:41 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 17th day of December, 2024.