

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, June 18, 2024, at 6:00 P.M. via teleconference and at 17685 W. 83<sup>rd</sup> Dr., Arvada, CO

**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:

Brett Vernon  
Scott Plummer \*arrived where indicated  
Jeff Cunningham  
Christian Ardit

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, AdvanceHOA, District Management; Angie Sherman, Keesen Landscape; Chris Woodley, Mountain Media; 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. 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 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 amended.

**Public Comment**

None.

**Consent Agenda**

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

- Minutes from May 21, 2024 Regular Meeting;
- Minutes from June 4, 2024 Regular Meeting;
- 2023 Annual Report;
- Requisition No. 16 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021;
- Requisition No. 17 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021;
- Release of All Claims from City of Arvada;
- Election Site Use Agreement;
- Service Agreement with Mountain Media for Emergency Preparedness Video; and
- Service Agreement with Mountain Media for Live Streaming

**Financial Matters**

Consider Approval of Payables/Financials

Director Cunningham presented the Claims dated May 17, 2024 through June 13, 2024 in the amount of \$83,258.89 to the Board. Following discussion, upon a motion duly made and seconded the Board unanimously approved the claims.

Other Financial Matters

Ms. Murphy noted that Mr. Fink is longer with CliftonLarsonAllen, LLP.

**District Management Matters**

District Manager’s Report

Ms. Call presented the report to the Board.

Discussion and Consider Approval of Waive Past Due Balances

Ms. Call engaged in discussion with the Board regarding waiving past due balances. Following discussion, upon a motion duly made and seconded, the Board unanimously approved to waive past due balances.

Discussion and Consider Approval of Keesen Proposal ¾ Trail Restoration

Ms. Call presented the Keesen Proposal for ¾ Trail Restoration to the Baord. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

\*Director Plummer arrived

Discussion and Consider Approval of Keesen Proposal Community Entrance Updates Ms. Call presented the proposal for Community Entrance Updates to the Board. Director Cunningham requested that no tall plants be included in the proposal to not block the line of sight. Director Cunningham requested that the plants be rabbit resistant. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal subject to final approval by Director Vernon and Director Arditia.

Discussion and Consider Approval of Keesen Proposal Drain Along the Sidewalk Ms. Sherman presented the proposal for a Drain Along the Sidewalk to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Other Management Matters None.

**Director's Matters** Director Plummer thanked Ms. Call for helping with pool issues that arose over the weekend.

Director Cunningham inquired about an update from Ms. Cooley and Ms. Dominguez. Director Vernon noted that Ms. Dominguez is working on detailed plans to be submitted to the City of Arvada.

Director Vernon inquired about how other Board Members will review applications for the Board Vacancy. Director Vernon will invite the candidates to the next board meeting to share a short statement.

Other Director's Matters None.

**Capital Projects Discussion**

Other Capital Project Matters None.

**Legal Matters**

Other Legal Matters None.

**Other Business**

Executive Session - The Board intends to enter into executive session pursuant Canceled.

to § 24-6-402(4)(b), C.R.S.,  
to conference with an  
attorney for the District for  
the purpose of receiving  
legal advice as it relates to  
vandalism at the Leyden  
Rock Clubhouse.

**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 (Jul 22, 2024 14:35 MDT)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 16<sup>th</sup> day of July, 2024.