

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, March 19, 2024, at 6:00 P.M. via teleconference

**Attendance**

The regular 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  
Jeff Cunningham  
Christian Ardita  
Tanis Batsel-Stewart

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, 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. 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** Mr. Brown noted that a memorandum regarding the trails project was emailed to the Board.

**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 February 20, 2024, Regular Meeting; and
- Requisition No. 15 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021.

### **Financial Matters**

Consider Approval of Payables/Financials Director Cunningham presented the financial statements dated December 31, 2023 and updated as of March 13, 2024 to the Board. Director Cunningham presented the Claims dated February 14, 2024 through March 13, 2024 in the amount of \$77,051.09 to the Board. Following discussion, upon a motion duly made and seconded the Board unanimously approved the financial statements and claims.

Consider Approval of Engagement Letter with Dazzio & Associates to Prepare 2023 Audit Director Cunningham presented the Engagement Letter with Dazzio & Associates to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement.

Other Financial Matters None.

### **District Management Matters**

District Manager's Report Ms. Call presented the report to the Board.

Discussion Regarding the Use of Safety Grant Funds Ms. Murphy noted the District has \$5,023.54 in Safety Grant Funds which can be used to reimburse the District for qualifying expenses. Following discussion, upon a motion duly made and seconded, the Board unanimously approved using the full amount of the funds to reimburse the District for the cost of security cameras at the Leyden Rock Clubhouse.

Discussion Regarding NextDoor Public Agency Account Ms. Murphy engaged in discussion with the Board regarding a NextDoor Public Agency Account. Ms. Murphy noted the Board can apply to have an official NextDoor Public Agency Account if they choose to do so. Following discussion, upon a motion duly made and

seconded, the Board determined to not apply for the account. Director Plummer voted against the matter.

Discussion and Consider Approval of Winter Rock Project Repairs Proposal

Ms. Call presented the proposal from Keesen Landscape to the Board. Ms. Call noted Keesen would discount the proposal by 50%. The Board requested Ms. Call to obtain an updated proposal from Keesen to include the list of labor and materials for repair work. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal, subject to changes as discussed.

Discussion and Consider Approval of Pool Shade Installation & Removal

Ms. Call presented to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the installation and removal of a pool shade as set forth in the contract between the District and Bedrock LLC.

Other Management Matters

None.

### **Director's Matters**

Discussion Regarding Security Cameras at Entrances

The Board engaged in discussion regarding feedback from the community regarding security cameras at community entrances. Following discussion, the Board determined to defer the matter.

Discussion Regarding Power at Culebra and Yule Entrances

Ms. Cooley presented proposal from Communication Construction and Engineering to the Board to bring power to the entrances at Culebra and Yule. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal as set forth in an Independent Contractor Agreement between the District and Communication Construction and Engineering.

Discussion Regarding Initial Plans for Improvements to Daybreak and Westridge Parks

Ms. Cooley presented the initial improvement plans to Daybreak and Westridge Parks to the Board. The Board provided comments and changes to the initial improvement plans.

Other Director's Matters

Director Plummer noted the City of Arvada repainted the basketball court lines at some of the Parks.

Director Vernon noted he spoke with the Interim Director of Jefferson Parkway Authority (the "**Authority**") and the Authority is willing to allow the District to install small signs on the Jefferson Parkway property. Director Vernon will work with Ms. Call on new signs.

Director Vernon noted he is meeting with T-Mobile regarding a cell phone tower near Barbara Gulch at no cost to the District.

Director Vernon noted he is starting a block captain program.

Director Batsel Stewart presented proposal from Hall Landscaping for Terraseeding and Hyrdoseeding to the Board. Ms. Murphy recommends the District obtain consent from the City of Arvada before installing Terraseeding or Hydroseeding on City of Arvada property. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal as set forth in the Independent Contractor Agreement with Hall Landscaping.

### **Capital Projects Discussion**

Discussion Regarding Trails Project

Director Cunningham noted he and several consultants met with City of Arvada staff regarding the Trails project. The City of Arvada request the District install a 7-foot concrete trail with 3 feet of clearance on all sides. It was noted the District does not have the funds to construct a 13-foot wide trail. The City of Arvada may allow the District to construct a more narrow trail in perpetuity. Director Cunningham requested the City of Arvada and Keesen Landscape to provide the estimated cost of maintenance for the narrow trail. The Board engaged in general discussion regarding mountain bike trails within the community. No further action taken.

Other Capital Project Matters      None.

### **Legal Matters**

Consider Approval of Maintenance and Indemnity Agreement      Ms. Murphy presented the Maintenance and Indemnity Agreement to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Other Legal Matters      None.

### **Other Business**

Discussion Regarding Hybrid Meetings      The Board engaged in discussion regarding hybrid meetings at the Clubhouse. The Board determined to try and hold hybrid meetings starting in May 2024.

**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 (Apr 22, 2024 16:09 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 April.