

**LEYDEN ROCK METROPOLITAN DISTRICT**

**REGULAR MEETING**

via teleconference

Tuesday, July 18, 2023 at 6:00 P.M.

<https://leydenrocklife.com/>

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Brett Vernon, President	Term to May 2027
Scott J. Plummer, Secretary	Term to May 2027
Jeff Cunningham, Treasurer	Term to May 2025
Christian Ardit, Assistant Secretary	Term to May 2025
Tanis Batsel Stewart, Assistant Secretary	Term to May 2025

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*This meeting can be joined through the directions below:*

Join Zoom Meeting

<https://us06web.zoom.us/j/88169711850?pwd=MVBaYlFOUjltQWQzMEFNWUtrbFUwQT09>

Meeting ID: 881 6971 1850

Passcode: 983761

Call-in Number:1-720-707-2699

**NOTICE OF REGULAR 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. Consent Agenda:
  - a. Approval of Minutes from June 20, 2023 Regular Meeting (**enclosure**)
  - b. Approval of Minutes from July 12, 2023 Special Meeting (**enclosure**)
  - c. Ratification of Requisition No. 8 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021 (**enclosure**)
6. Financial Matters
  - a. Consider Approval of Payables/Financials (**enclosure**)
  - b. Other Financial Matters
7. District Management Matters
  - a. District Manager’s Report
  - b. Discussion Regarding Security Measures for Clubhouse and Pool Facilities
    - i. Consider Approval of Equalized Productions Surveillance System (**enclosure**)
    - ii. Consider Approval of SoliTects Surveillance System (**enclosure**)
    - iii. Consider Onsite Security Services
  - c. Consider Approval of Proposal AV Update, Phase 2 – Network Upgrade

**2023 Regular Meetings**

January 17; February 21; March 21; April 18; May 16; June 20; July 18; August 15; September 19; October 17; November 21; and December 19 at 6:00 p.m. via teleconference.

- d. Consider Approval of Proposal for Jefferson Parkway Trail Repairs (**enclosure**)
  - e. Consider Approval of Proposal #96998 Trail Breezeway 17283 W 84<sup>th</sup> Drive (**enclosure**)
  - f. Discussion Regarding Landscape Committee (**enclosure**)
  - g. Other Management Matters
- 8. Director's Matters
    - a. Discussion Regarding Sidewalk Boarding Leyden Rock Drive
    - b. Other Director's Matters
- 9. Capital Projects Discussion
    - a. Discuss and Consider Public Bidding Process for Ore Carts
    - b. Other Capital Projects Matters
- 10. Legal Matters
    - a. Other Legal Matters
- 11. Other Business
  - 12. Adjourn

**2023 Regular Meetings**

January 17; February 21; March 21; April 18; May 16; June 20; July 18; August 15; September 19; October 17;  
November 21; and December 19 at 6:00 p.m. via teleconference.

MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, June 20, 2023 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, Christine Ahern, Jackie Casas, AdvanceHOA, District Management; Alex Fink, CliftonLarsonAllen, LLP, District Accountant; Katie Cooley, Ascent Land Management; Brian Peck, Keesen Landscape Management, Inc., 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 with regard to 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.

**Keesen Landscaping Presentation**

Consider Approval of Keesen Landscape Proposal #95709 Antero Court & W 83<sup>rd</sup> Path Drainage Correction

Mr. Peck and Ms. Call presented Proposal #95709 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved proposal #95709 in the amount of \$44,012.34.

Consider Approval of Keesen Landscape Proposal #95700 Vista Location Restore Landscape and Trail (Near 17512/17492 W 83<sup>rd</sup> Pl)

Mr. Peck and Ms. Call presented Proposal #95700 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved proposal #95700 in the amount of \$5,680.00.

Consider Approval of Keesen Landscape Proposal #96997 Proposal for Drainage Repairs on W 85<sup>th</sup> Bluff and Leyden Rock Dr

Director Vernon presented Proposal #96997 to the Board noting this would extend the existing French drain to remove water. Following discussion, upon a motion duly made and seconded, the Board unanimously approved proposal #96997 in the amount of \$17,980.00.

Consider Approval of Keesen Landscape Proposal #95767 2023 Drain Pan Cleaning

Mr. Peck and Ms. Call presented Proposal #95767 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved proposal #95767 in the amount of \$60,415.00.

Consider Approval of Keesen Landscape Proposal #96568 for Master Pool Sod Repair

Mr. Peck and Ms. Call presented Proposal #96568 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved proposal #96568 in the amount of \$2,662.50.

. Mr. Peck and Ms. Call presented Proposal #96994 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved proposal #96994 in the amount of \$18,460.00.

The Board determined the following proposals will be eligible for

capital project funding: #95709 in the amount of \$44,012.34, #96997 in the amount of \$17,980.00, and #96994 in the amount of \$18,460.00.

The Board determined following proposals will be eligible for funding from the general fund: #95700 in the amount of \$5,680.00, #95767 in the amount of \$60,415.00; and #96568 in the amount of \$2,662.50.

Consider Approval of Proposal for Jefferson Parkway Trail Repairs

The Board engaged in discussion regarding sitting water in this area. Keesen Landscape noted a French drain was installed and a new French drain connected to the existing one would solve the problem of sitting water. The new French drain would cost approximately \$18,000.

Director Vernon stated there is discussion about improvements to the south side of Leyden Rock Drive and he is working on a proposal with Keesen Landscape.

**Consider Approval of Independent Contractor Agreement with The Architerra Group for Revised Task and Fee Proposal**

Ms. Cooley presented a revised proposal from The Architerra Group to draft design documents through sketch plan to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the revised proposal and authorized legal counsel to draft an agreement.

**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:

- Requisition No. 5 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021;
- Requisition No. 7 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021;
- Minutes from May 16, 2023 Regular Meeting;
- 2022 Annual Report;
- Contract with Rock Solid Services, LLC for July 4, 2023;
- Contract with Sherri MacLean for July 4, 2023 event; and
- Contract with Neslen Enterprises for Movie Night.

## **Financial Matters**

Consider Approval of Payables/Financials Mr. Fink presented to the Board the schedule of cash position from March 31, 2023 updated as of June 8, 2023 and claims in the amount of \$47,084.84. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the financial statements, schedule of cash position, and claims.

Other Financial Matters None.

## **District Management Matters**

District Manager Report Ms. Call provided an update on the transition from CCMC to AdvanceHOA. Director Vernon noted that Ms. Call and Ms. Ahern are doing a great job with the transition. The Board engaged in discussion regarding the vending machine that has been installed at the pool.

Consider Approval of Pool and Clubhouse Use Policy

Discussion Regarding Pool Hours Ms. Call presented the revised pool hours to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved changing the pool hours to 5:00 a.m. lap swim.

Discussion Regarding Large Inflatables in Pool Ms. Call presented the existing rules to the Board. The Board engaged in discussion and determined not to change the rules.

Consider Approval of Mile High Pools Request for Swim Lessons Time Expansion Ms. Call presented a request for extended swim lessons time. Following discussion, upon a motion duly made and seconded, the Board unanimously approved extended swim lessons times as discussed.

Consider Approval of First Amendment to Amended and Restated Residential Improvement Guidelines and Site Restrictions Ms. Murphy presented the First Amendment to Amended and Restated Residential Improvement Guidelines and Site Restrictions to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the guidelines.

Consider Approval of Ms. Murphy presented the Third Amended and Restated Resolution

Third Amended and Restated Resolution Concerning the Imposition of an Operations Fee Concerning the Imposition of an Operations Fee  
Concerning the Imposition of an Operations Fee to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the third amendment.

Consider Approval of Peak One Proposal #4739 Replacing Lights to LED  
Ms. Call presented the Peak One Proposal #4739 to the Board. This item was deferred.

Consider Approval of Resident Reimbursement  
Ms. Call presented a request for resident reimbursement to the Board for the purchase of flowers for the pool deck. Following discussion, upon a motion duly made and seconded, the Board approved the reimbursement. Director Batsel Stewart abstained from voting on the matter.

Other Management Matters  
None.

### **Director's Matters**

Discussion Regarding Sidewalk Boarding Leyden Rock Drive  
Deferred.

Director Vernon  
Director Vernon thanked Ms. Call for obtaining rocks to go over the electrical stubs. Director Vernon is going to work with Ms. Call regarding tone on covenant enforcement drives.

Director Vernon and Director Cunningham met with bond counsel regarding utilization of bond proceeds within the 3-years of issuance. Bond counsel informed the Board they need to be making reasonable progress towards expending the proceeds and there is no filing required at this time. Director Cunningham clarified that there is an audit risk if the bonds were to be audited.

Tree Survey Meeting  
Director Batsel Stewart noted the meeting with Tree Care Preservation Specialist is on July 12, 2023

Other Director's Matters  
None.

### **Capital Projects Discussion**

Discuss and Consider The Board engaged in discussion regarding the location for ore carts,  
Public Bidding Process the cost of shipping, and storage prior to installation.  
for Ore Carts

Other Capital Project None.  
Matters

### **Legal Matters**

Other Legal Matters None.

### **Executive Session**

Upon a motion duly made and seconded, followed by an affirmative vote of at least two-thirds of the quorum present, the Board enter into executive session at 8:25 p.m. for the purpose of receiving legal advice as it relates to Residential Improvement Guidelines and pursuant to § 24-6-402(4)(e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, instructing negotiators related to Residential Improvement Guidelines pursuant to Section 24-6-402(4)(b), C.R.S.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District(s), constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

**Other Business** None.

**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.

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 18<sup>th</sup> day of July 2023.



ATTORNEY STATEMENT  
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Leyden Rock Metropolitan District, I attended the executive session at the regular meeting of Leyden Rock Metropolitan District convened at 8:25 p.m. on June 20, 2023 for the sole purpose of discussing Residential Improvement Guidelines and pursuant to § 24-6-402(4)(e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, instructing negotiators related to Residential Improvement Guidelines as authorized by Section 24-6-402(4)(b), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.

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Megan J. Murphy, Esq.

**Leyden Rock Metro District  
Special Board Meeting**

Wednesday, July 12, 2023  
11:30am

Leyden Rock Clubhouse- 17685 W 83<sup>rd</sup> Drive • Arvada, CO 80007

**Minutes**

**Board Members Present:**

Brett Vernon  
Christian Ardita  
Tanis Batsel-Stewart

**Management Present:**

Katie Call  
Christine Ahern

**Guests Present:**

Matt Shepayo, Preservation Tree Care

**1. Call to Order**

The meeting was called to order by Katie Call, Community Manager at 11:34am.

**2. Conflicts of Interest were submitted by White Bear**

**3. Approval of Agenda**

**4. Public Comment**

**Carolyn Rowe-** asked about what a homeowner should do if they have replaced a tree in the street lawn 3 times.

**Director Brett Vernon** responded letting the homeowner know that part of the goal of the report and presentation from Preservation would help us better understand what species thrive in our community and how we can utilize this information for not only the common areas but how homeowners can utilize this information.

**5. Preservation Tree Care Presentation**

**6. District Management Matters- none**

**7. Director's Matters- none**

**8. Other**

**9. Adjournment**

The meeting was called to adjourn by Katie Call, Community Manager at 1:27pm

**EXHIBIT B**  
**TO**  
**INDENTURE OF TRUST**  
(Form of Project Fund Requisition)

Requisition No. 8

**LEYDEN ROCK METROPOLITAN DISTRICT**  
**INDENTURE OF TRUST**  
**DATED OCTOBER 22, 2021**  
**GENERAL OBLIGATION (LIMITED TAX CONVERTIBLE TO UNLIMITED TAX)**  
**REFUNDING AND IMPROVEMENT BONDS, SERIES 2021**

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as Trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$110,682.19.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

Leyden Rock Metropolitan District

3. Payment is due to the above person for (describe nature of the obligation):

Payment of capital invoices

4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

See attached wire instructions

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

6. With respect to this requested disbursement, the District (i) certifies it has reviewed any wire instructions set forth in this requisition to confirm such wire instructions are accurate, (ii) to the extent permitted by law and without waiting any rights or privileges under the Colorado Governmental Immunity Act, as may be amended, agrees to indemnify and hold harmless the Trustee from and against any and all claim, demand, loss, liability, or expense sustained, including but not limited to attorney fees, and expenses resulting directly or indirectly as a result of making the disbursement in accordance with this requisition, and (iii) agrees they will not seek recourse from the Trustee as a result of losses incurred by it for making the disbursement in accordance with this requisition.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of June, 2023.

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District Representative

**Leyden Rock Metro District  
Requisition Summary**

Bond Requisition Number	Invoice number	Vendor Name	Date	Invoice Amount	Date Paid
Requisition No. 1		RRCEA, LLC		\$ 2,641,085.68	
Requisition No. 1 Total				2,641,085.68	1/4/2023
Requisition No. 2	20858	PlayWell	12/13/2022	106,537.07	
Requisition No. 2	9549	PlayWell	12/13/2022	77,673.38	
Requisition No. 2	6493	PatioShoppers	12/6/2022	53,346.60	
Requisition No. 2		Adjustment to Actual		(100.00)	
Requisition No. 2 Total				237,457.05	1/6/2023
Requisition No. 3	BRO 199248	Keesen Landscape	9/9/2022	124,750.00	
Requisition No. 3 Total				124,750.00	1/12/2023
Requisition No. 4	7450	The Architerra Group, Inc	1/9/2023	12,360.00	
Requisition No. 4	S-1748	Equalized Productions	1/4/2023	21,751.29	
Requisition No. 4	S-1749	Equalized Productions	1/4/2023	6,727.50	
Requisition No. 4	S-1750	Equalized Productions	1/4/2023	6,969.00	
Requisition No. 4 Total				47,807.79	1/25/2023
Requisition No. 5	7474	The Architerra Group, Inc	2/7/2023	3,120.00	
Requisition No. 5	BRO 211132	Keesen Landscape	1/1/2023	5,127.49	
Requisition No. 5		Req. No. 2 Adjustment to Actual		100.00	
Requisition No. 5 Total				8,347.49	2/22/2023
Requisition No. 6	7493	The Architerra Group, Inc	3/3/2023	7,498.75	
Requisition No. 6 Total				7,498.75	3/17/2023
Requisition No. 7	7515	The Architerra Group, Inc.	4/17/2023	6,404.33	
Requisition No. 7	1273	Shelton Electrical Services LLC	4/25/2023	6,135.00	
Requisition No. 7	29554	The PlayWell Group, INC.	5/3/2023	7,518.59	
Requisition No. 7	4950	The PlayWell Group, INC.	5/3/2023	1,075.28	
Requisition No. 7	1276	Shelton Electrical Services LLC	5/4/2023	13,945.00	
Requisition No. 7	7528	The Architerra Group, Inc.	5/4/2023	2,737.40	
Requisition No. 7	17GT-H4D3-GCQD	Amazon Capital Services	5/10/2023	169.44	
Requisition No. 7	7450	The Architerra Group, Inc	12/31/2022	12,360.00	
Requisition No. 7	7397	The Architerra Group, Inc	10/31/2022	2,660.00	
Requisition No. 7	7347	The Architerra Group, Inc	09/07/2022	6,812.50	
Requisition No. 7	7312	The Architerra Group, Inc	08/11/2022	2,347.10	
Requisition No. 7	7299	The Architerra Group, Inc	07/05/2022	6,603.08	
Requisition No. 7	7279	The Architerra Group, Inc	06/06/2022	6,523.52	
Requisition No. 7	7254	The Architerra Group, Inc	05/04/2022	2,923.75	
Requisition No. 7	7224	The Architerra Group, Inc	04/06/2022	6,289.80	
Requisition No. 7 Total				84,504.79	6/8/2023
Requisition No. 8	23175	Front Range Asphalt Maintenance, LI	5/24/2023	56834	
Requisition No. 8	23176	Front Range Asphalt Maintenance, LI	5/24/2023	14526.5	
Requisition No. 8	1269	Shelton Electrical Services LLC	4/13/2023	485	
Requisition No. 8	Pay App 1	The PlayWell Group, INC.	5/31/2023	38836.69	
Requisition No. 8 Total				110,682.19	
<b>Total Requisitioned</b>				<b>\$ 3,262,133.74</b>	



# Front Range Asphalt Maintenance, LLC

2741 E. 69th Way  
Denver, CO 80229

Phone # 3038803054  
Fax # (303) 962-1784 www.framllc.com

# Invoice

Date	Invoice #
5/24/2023	23175

**Bill To:**

Leyden Rock Metropolitan District  
17685 E. 83rd Dr.  
Arvada, CO 80007

Project Name:
Parking Lot

Project Address:
Leyden Rock Metropolitan District 17685 E. 83rd Dr.

Contract #	Terms	Rep
23-175	Net 30	JH

Description	Amount
REMOVE AND REPLACE CONCRETE FLATWORK	52,587.00
REMOVE AND REPLACE CONCRETE SIDEWALK	423.00
REMOVE AND REPLACE CURB & GUTTER	469.00
WINTER PROTECTION	2,815.00
STRIPING	540.00

(303) 880-3054  
karla@framllc.com

**Total** \$56,834.00



# Front Range Asphalt Maintenance, LLC

2741 E. 69th Way  
Denver, CO 80229

Phone # 3038803054  
Fax # (303) 962-1784 www.framllc.com

# Invoice

Date	Invoice #
5/24/2023	23176

**Bill To:**

Leyden Rock Metropolitan District  
17685 E. 83rd Dr.  
Arvada, CO 80007

Project Name:
Trash Enclosure

Project Address:
Leyden Rock Metropolitan District 17685 E. 83rd Dr.

Contract #	Terms	Rep
23-176	Net 30	JH

Description	Amount
REMOVE AND REPLACE CONCRETE: (Trash Pad)	5,194.00
REMOVE AND REPLACE CONCRETE FLATWORK	1,991.00
REMOVE AND REPLACE CONCRETE SIDEWALK	211.50
REMOVE AND REPLACE CURB & GUTTER	1,289.00
TRASH ENCLOSURE	5,841.00

(303) 880-3054  
karla@framllc.com

**Total** \$14,526.50

**Shelton Electrical Services LLC**

19275 W 84th Place  
Arvada, Colorado 80007 US  
(303) 550-9275  
sparkyshelton81@gmail.com



**INVOICE**

BILL TO  
Katie Call  
Leyden Rock Metropolitan District

INVOICE 1269  
DATE 04/13/2023  
TERMS Net 30  
DUE DATE 06/10/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Sprinkler system control power	run power to controller to eliminate cord and plug	1	485.00	485.00
BALANCE DUE					<b>\$485.00</b>



# APPLICATION AND CERTIFICATION FOR PAYMENT

TO COMMUNITY ASSOCIATION MANAGEMENT  
 ACCOUNTS PAYABLE  
 7535 EAST HAMPPDEN AVENUE  
 DENVER, CO 80231

PROJECT: COMMUNITY ASSOCIATION MANAGEMENT  
 LEYDEN ROCK

APPLICATION NO: 1  
 APPLICATION DATE: 5/25/2023  
 PERIOD TO: 5/31/2023  
 SUBCONTRACT NUMBER: 1237.4900.1286733  
 CONTRACT DATE: 1/3/2023

FROM CONTRACTOR:

THE PLAYWELL GROUP, INC.  
 203A STATE HIGHWAY 46 EAST  
 BOERNE, TX 78006

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

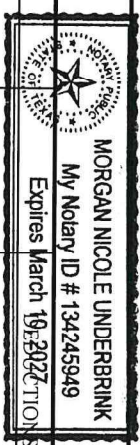
1. ORIGINAL CONTRACT SUM \$ 77,673.38
2. Net change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 77,673.38
4. TOTAL COMPLETED & STORED TO DATE (Column G) \$ 77,673.38
5. RETAINAGE:
  - a. 0 % of Completed Work (Column D + E) \$ 0.00
  - b. 0 % of Stored Material (Column F) \$ \_\_\_\_\_
 Total Retainage (Lines 5a + 5b or Total in Column I) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 77,673.38
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 38,836.69
8. CURRENT PAYMENT DUE \$ 38,836.69
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 38,836.69

The undersigned Subcontractor certifies that to the best of the Subcontractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: J. Schuster Date: 05/25/2023

State of: Texas County of: Kendall  
 Subscribed and sworn to before me this 25<sup>th</sup> day of May, 2023  
 Notary Public: Morgan Underbrink  
 My Commission expires: 3/10/2027



CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
<b>TOTALS</b>	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00



**LEYDEN ROCK METROPOLITAN DISTRICT**  
Schedule of Cash Position  
March 31, 2023  
Updated as of July 7, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total Funds
<b><u>First Bank - Checking</u></b>				
Balance as of 03/31/23	\$ 17,269.29	\$ -	\$ 92,105.22	\$ 109,374.51
Subsequent activities:				
4/5/2023 Transfer from CSAFE	251,125.00	-	-	251,125.00
4/10/2023 Transfer to CCMC	(251,125.00)	-	-	(251,125.00)
4/12/2023 Transfer from CSAFE	25,000.00	-	-	25,000.00
4/26/2023 Bill.com Payments	(24,378.54)	-	-	(24,378.54)
5/11/2023 Transfer from CSAFE	30,000.00	-	-	30,000.00
6/5/2023 Bill.com Payments	(22,706.30)	-	-	(22,706.30)
6/8/2023 Requisition No. 7	-	-	84,504.79	84,504.79
6/12/2023 Bill.com Payments	-	-	(37,985.04)	(37,985.04)
6/15/2023 Transfer from CSAFE	250,000.00	-	-	250,000.00
6/16/2023 Transfer to AHM	(250,000.00)	-	-	(250,000.00)
6/28/2023 Transfer from CSAFE	97,000.00	-	-	97,000.00
6/30/2023 Requisition No. 8	-	-	110,682.19	110,682.19
7/6/2023 Bill.com Payments	(18,372.72)	-	(71,845.50)	(90,218.22)
Anticipated activities:				
Anticipated Bill.com Payments	-	-	(38,836.69)	(38,836.69)
<b>Anticipated Balance</b>	<b>\$ 103,811.73</b>	<b>\$ -</b>	<b>\$ 138,624.97</b>	<b>\$ 242,436.70</b>
<b><u>CSAFE</u></b>				
Balance as of 03/31/23	\$ 650,409.19	\$ 4,000.00	\$ -	\$ 654,409.19
Subsequent activities:				
4/5/2023 Transfer to 1st Bank	(251,125.00)	-	-	(251,125.00)
4/10/2023 Property/SO tax	45,098.81	66,749.82	-	111,848.63
4/12/2023 Pledged Revenue Transfer	-	(70,749.82)	-	(70,749.82)
4/12/2023 Transfer to 1st Bank	(25,000.00)	-	-	(25,000.00)
4/30/2023 Interest Income	1,844.41	-	-	1,844.41
5/10/2023 Property/SO tax	85,404.95	126,402.23	-	211,807.18
5/11/2023 Transfer to 1st Bank	(30,000.00)	-	-	(30,000.00)
5/26/2023 Pledged Revenue Transfer	-	(126,402.23)	-	(126,402.23)
5/31/2023 Interest Income	2,280.56	-	-	2,280.56
6/10/2023 Property/SO tax	106,496.87	157,618.96	-	264,115.83
6/15/2023 Transfer to 1st Bank	(250,000.00)	-	-	(250,000.00)
6/28/2023 Transfer to 1st Bank	(97,000.00)	-	-	(97,000.00)
6/30/2023 Interest Income	2,132.14	-	-	2,132.14
Anticipated activities:				
Anticipated Pledged Revenue Transfer	-	(157,618.96)	-	(157,618.96)
<b>Anticipated Balance</b>	<b>\$ 240,541.93</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240,541.93</b>
<b><u>UMB - 2021 Bond Fund</u></b>				
Balance as of 03/31/23	\$ -	\$ 1,186,442.98	\$ -	\$ 1,186,442.98
Subsequent activities:				
4/12/2023 Pledged Revenue Transfer	-	70,749.82	-	70,749.82
4/30/2023 Interest Income	-	2,883.13	-	2,883.13
5/30/2023 Pledged Revenue Transfer	-	126,402.23	-	126,402.23
5/31/2023 Interest Income	-	4,818.91	-	4,818.91
6/1/2023 DS Payment	-	(875,550.00)	-	(875,550.00)
6/30/2023 Interest Income	-	5,359.65	-	5,359.65
Anticipated activities:				
Pledged Revenue Transfer	-	157,618.96	-	157,618.96
<b>Anticipated Balance</b>	<b>\$ -</b>	<b>\$ 678,725.68</b>	<b>\$ -</b>	<b>\$ 678,725.68</b>
<b><u>UMB - 2021 Project Fund</u></b>				
Balance as of 03/31/23	\$ -	\$ -	\$ 4,464,992.51	\$ 4,464,992.51
Subsequent activities:				
4/30/2023 Interest Income	-	-	17,272.35	17,272.35
5/31/2023 Interest Income	-	-	17,498.80	17,498.80
6/8/2023 Requisition No. 7	-	-	(84,504.79)	(84,504.79)
6/30/2023 Requisition No. 8	-	-	(110,682.19)	(110,682.19)
6/30/2023 Interest Income	-	-	18,943.32	18,943.32
<b>Anticipated Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,323,520.00</b>	<b>\$ 4,323,520.00</b>
<b>Anticipated Balances</b>	<b>\$ 344,353.66</b>	<b>\$ 1,357,451.36</b>	<b>\$ 4,462,144.97</b>	<b>\$ 6,163,949.99</b>

**Yield information (as of 06/30/23):**

CSAFE - 5.14%

UMB invested in Goldman Sachs Govt Fund - 4.95%

**Leyden Rock Metropolitan District  
Interim Claims 06/09/23 - 07/10/23**

<b>Process Date</b>	<b>Vendor</b>	<b>Invoice Number</b>	<b>Amount</b>
06/12/23	Amazon Capital Services	17GT-H4D3-GCQD	(169.44)
06/12/23	The PlayWell Group, INC.	4950	(1,075.28)
06/12/23	The Architerra Group, Inc.	7528	(2,737.40)
06/12/23	Shelton Electrical Services LLC	1273	(6,135.00)
06/12/23	The Architerra Group, Inc.	7515	(6,404.33)
06/12/23	The PlayWell Group, INC.	29554	(7,518.59)
06/12/23	Shelton Electrical Services LLC	1276	(13,945.00)
07/06/23	Shelton Electrical Services LLC	1269	(485.00)
07/06/23	White, Bear & Ankele PC	28270	(1,635.08)
07/06/23	CliftonLarsonAllen, LLP	3723972	(2,754.96)
07/06/23	Dazzio & Associates, PC	606	(6,100.00)
07/06/23	White, Bear & Ankele PC	28270	(7,882.68)
07/06/23	Front Range Asphalt Maintenance, LLC	23176	(14,526.50)
07/06/23	Front Range Asphalt Maintenance, LLC	23175	(56,834.00)
			<u>(128,203.26)</u>

# General Ledger

## Leyden Rock Metropolitan District

From 4/1/2023 To 6/30/2023



Type	Date	Num	Description	Debit	Credit	Balance
<b>Administrative Expenses</b>						<b>0.00</b>
<b>50500000 - Expenses to recode</b>						<b>0.00</b>
Voucher Entry	6/1/2023	VE957481	Southern Print and Promo LLC, Leyden Rock Swag Inv: 10621, Ref:	1,777.27	0.00	1,777.27
Voucher Entry	6/1/2023	VE957480	Southern Print and Promo LLC, Wayfinding Signs Inv: 10602, Ref:	539.27	0.00	2,316.54
Voucher Entry	6/1/2023	VE957479	Southern Print and Promo LLC, May Message Boards Inv: 10581, Ref:	120.27	0.00	2,436.81
Voucher Entry	6/1/2023	VE957478	Southern Print and Promo LLC, Sponsorship Signs Inv: 10568, Ref:	200.27	0.00	2,637.08
Voucher Entry	6/1/2023	VE957477	Party Pro DJ's, Social Event- Pool Party Inv: 10101, Ref:	600.00	0.00	3,237.08
Voucher Entry	6/1/2023	VE955634	Poop 911, Janitorial Supplies- Pet Waste Bags Inv: 2127, Ref:	270.00	0.00	3,507.08
Voucher Entry	6/1/2023	VE955633	Poop 911, Pet Waste Removal- May 2023 Inv: 2125, Ref:	2,060.00	0.00	5,567.08
Voucher Entry	6/1/2023	VE952939	Weed Wranglers, Inc., Weed Mitigation- May 2023 Inv: 10731, Ref:	5,315.00	0.00	10,882.08
Voucher Entry	6/1/2023	VE960686	Keesen Landscape, Landscape Repair/Replacement Inv: BRO 219654, Ref:	6,449.76	0.00	17,331.84
Voucher Entry	6/1/2023	VE960641	4Imprint, Inc., Leyden Rock Swag Inv: 11250449, Ref:	1,526.59	0.00	18,858.43
Voucher Entry	6/1/2023	VE959123	Keesen Landscape, Landscape Repair/Replacement Inv: BRO 217972, Ref:	3,280.00	0.00	22,138.43
Voucher Entry	6/1/2023	VE947843	Xcel Energy, Electric/Gas Inv: 829729471, Ref:	31.36	0.00	22,169.79
Voucher Entry	6/1/2023	VE962190	Peak One Pools & Spa, Pool Service Inv: 33848, Ref:	1,494.29	0.00	23,664.08
Voucher Entry	6/1/2023	VE962189	Peak One Pools & Spa, Pool Repairs Inv: 33802, Ref:	300.00	0.00	23,964.08
Voucher Entry	6/1/2023	VE960820	Fantastic Facepainting, Social Events- 4th of July Inv: , Ref:	1,000.00	0.00	24,964.08
Voucher Entry	6/1/2023	VE960819	Big Sky Bounce, Social Events- 4th of July Inv: , Ref:	995.00	0.00	25,959.08
Voucher Entry	6/2/2023	VE963715	Keesen Landscape, Irrigation Repairs Inv: BRO 219903, Ref:	836.56	0.00	26,795.64
Voucher Entry	6/4/2023	VE966773	CenturyLink - Seattle, Office Phone/Internet Inv: 303-423-0270-784B-060423, Ref:	268.04	0.00	27,063.68
Voucher Entry	6/5/2023	VE957482	Southern Print and Promo LLC, Message Board- Community Events Inv: 10631, Ref:	120.27	0.00	27,183.95
Voucher Entry	6/5/2023	VE962528	Buddy Holley Co., Anti-slip flooring at pool Inv: 3713, Ref:	1,050.00	0.00	28,233.95
Voucher Entry	6/6/2023	VE966838	Keesen Landscape, Irrigation Repairs Inv: BRO 220054, Ref:	617.58	0.00	28,851.53
Voucher Entry	6/6/2023	VE959125	Linda Marquez, Resident Reimbursement- Flowers Inv: , Ref:	113.20	0.00	28,964.73
Voucher Entry	6/9/2023	VE963929	FunFlicks of Colorado, Social Events- Movie Night Inv: , Ref:	804.20	0.00	29,768.93
Voucher Entry	6/14/2023	VE973048	Xcel Energy, Electric/Gas Inv: 832313727, Ref:	3,372.77	0.00	33,141.70
Voucher Entry	6/23/2023	VE974654	Southern Print and Promo LLC, Social Events- July Message Boards Inv: 10643, Ref:	120.27	0.00	33,261.97
Journal Entry	6/27/2023	JE1312259	Reclass Invoiceld: 955634, Vendor: Poop 911, Janitorial Supplies- Pet Waste Bags	0.00	270.00	32,991.97
Journal Entry	6/30/2023	JE1315943	Reclass Invoiceld: 947843, Vendor: Xcel Energy, Electric/Gas	0.00	31.36	32,960.61
Journal Entry	6/30/2023	JE1315949	Reclass Invoiceld: 952939, Vendor: Weed Wranglers, Inc., Weed Mitigation- May 2023	0.00	5,315.00	27,645.61

# General Ledger

Leyden Rock Metropolitan District  
From 4/1/2023 To 6/30/2023



Type	Date	Num	Description	Debit	Credit	Balance
Journal Entry	6/30/2023	JE1315972	Reclass Invoiceld: 966773, Vendor: CenturyLink - Seattle, Office Phone/Internet	0.00	268.04	27,377.57
Journal Entry	6/30/2023	JE1316010	Reclass Invoiceld: 963715, Vendor: Keesen Landscape, Irrigation Repairs	0.00	836.56	26,541.01
Journal Entry	6/30/2023	JE1316013	Reclass Invoiceld: 966838, Vendor: Keesen Landscape, Irrigation Repairs	0.00	617.58	25,923.43
Journal Entry	6/30/2023	JE1316023	Reclass Invoiceld: 960819, Vendor: Big Sky Bounce, Social Events- 4th of July	0.00	995.00	24,928.43
Journal Entry	6/30/2023	JE1336335	Reclass Invoiceld: 957480, Vendor: Southern Print and Promo LLC, Wayfinding Signs	0.00	539.27	24,389.16
Journal Entry	6/30/2023	JE1336337	Reclass Invoiceld: 974654, Vendor: Southern Print and Promo LLC, Social Events- July Message Boards	0.00	120.27	24,268.89
Journal Entry	6/30/2023	JE1336340	Reclass Invoiceld: 957478, Vendor: Southern Print and Promo LLC, Sponsorship Signs	0.00	200.27	24,068.62
Journal Entry	6/30/2023	JE1336342	Reclass Invoiceld: 957479, Vendor: Southern Print and Promo LLC, May Message Boards	0.00	120.27	23,948.35
Journal Entry	6/30/2023	JE1336343	Reclass Invoiceld: 957482, Vendor: Southern Print and Promo LLC, Message Board- Community Events	0.00	120.27	23,828.08
Journal Entry	6/30/2023	JE1336344	Reclass Invoiceld: 960641, Vendor: 4Imprint, Inc., Leyden Rock Swag	0.00	1,526.59	22,301.49
Journal Entry	6/30/2023	JE1336345	Reclass Invoiceld: 962528, Vendor: Buddy Holley Co., Anti-slip flooring at pool	0.00	1,050.00	21,251.49
Journal Entry	6/30/2023	JE1336352	Reclass Invoiceld: 960820, Vendor: Fantastic Facepainting, Social Events- 4th of July	0.00	1,000.00	20,251.49
Journal Entry	6/30/2023	JE1336354	Reclass Invoiceld: 963929, Vendor: FunFlicks of Colorado, Social Events- Movie Night	0.00	804.20	19,447.29
Journal Entry	6/30/2023	JE1336356	Reclass Invoiceld: 959123, Vendor: Keesen Landscape, Landscape Repair/Replacement	0.00	3,280.00	16,167.29
Journal Entry	6/30/2023	JE1336357	Reclass Invoiceld: 960686, Vendor: Keesen Landscape, Landscape Repair/Replacement	0.00	6,449.76	9,717.53
Journal Entry	6/30/2023	JE1336358	Reclass Invoiceld: 959125, Vendor: Linda Marquez, Resident Reimbursement- Flowers	0.00	113.20	9,604.33
Journal Entry	6/30/2023	JE1336360	Reclass Invoiceld: 957477, Vendor: Party Pro DJ's, Social Event- Pool Party	0.00	600.00	9,004.33
Journal Entry	6/30/2023	JE1336362	Reclass Invoiceld: 962190, Vendor: Peak One Pools & Spa, Pool Service	0.00	1,494.29	7,510.04
Journal Entry	6/30/2023	JE1336364	Reclass Invoiceld: 962189, Vendor: Peak One Pools & Spa, Pool Repairs	0.00	300.00	7,210.04
Journal Entry	6/30/2023	JE1336366	Reclass Invoiceld: 955633, Vendor: Poop 911, Pet Waste Removal- May 2023	0.00	2,060.00	5,150.04
Journal Entry	6/30/2023	JE1336367	Reclass Invoiceld: 973048, Vendor: Xcel Energy, Electric/Gas	0.00	3,372.77	1,777.27
Journal Entry	6/30/2023	JE1336333	Reclass Invoiceld: 957481, Vendor: Southern Print and Promo LLC, Leyden Rock Swag	0.00	1,777.27	0.00
<b>Total 50500000 - Expenses to recode</b>				<b>33,261.97</b>	<b>33,261.97</b>	<b>0.00</b>

# General Ledger

## Leyden Rock Metropolitan District

From 4/1/2023 To 6/30/2023



Type	Date	Num	Description	Debit	Credit	Balance
<b>50501000 - Management Fees</b>						<b>0.00</b>
Voucher Entry	6/16/2023	VE966435	Advance HOA Mgmt Inc, Start Up Fee Inv: 2023-06-AB, Ref: June Addendum Billing	500.00	0.00	500.00
<b>Total 50501000 - Management Fees</b>				<b>500.00</b>	<b>0.00</b>	<b>500.00</b>
<b>50510000 - Social Event</b>						<b>0.00</b>
Voucher Entry	6/7/2023	VE976123	Advance HOA Management - HOE/Misc, Social Event Refreshments Inv: , Ref:	312.55	0.00	312.55
Voucher Entry	6/9/2023	VE963931	FunFlicks of Colorado, Social Event- July Movie Night Inv: , Ref:	424.20	0.00	736.75
Voucher Entry	6/9/2023	VE963932	FunFlicks of Colorado, Social Event- August Movie Night Inv: , Ref:	424.20	0.00	1,160.95
Voucher Entry	6/9/2023	VE963930	FunFlicks of Colorado, Social Event- September Movie Night Inv: , Ref:	804.20	0.00	1,965.15
Voucher Entry	6/24/2023	VE974785	Amazon Capital Services, Social Events- 4th of July Inv: 11LC-Q3HH-GN6C, Ref:	89.25	0.00	2,054.40
Voucher Entry	6/29/2023	VE980271	Party Pro DJ's, 10226, Event- Trivia Night Inv: 10226, Ref:	280.00	0.00	2,334.40
Journal Entry	6/30/2023	JE1316023	Reclass Invoiceld: 960819, Vendor: Big Sky Bounce, Social Events- 4th of July	995.00	0.00	3,329.40
Journal Entry	6/30/2023	JE1336335	Reclass Invoiceld: 957480, Vendor: Southern Print and Promo LLC, Wayfinding Signs	539.27	0.00	3,868.67
Journal Entry	6/30/2023	JE1336337	Reclass Invoiceld: 974654, Vendor: Southern Print and Promo LLC, Social Events- July Message Boards	120.27	0.00	3,988.94
Journal Entry	6/30/2023	JE1336340	Reclass Invoiceld: 957478, Vendor: Southern Print and Promo LLC, Sponsorship Signs	200.27	0.00	4,189.21
Journal Entry	6/30/2023	JE1336342	Reclass Invoiceld: 957479, Vendor: Southern Print and Promo LLC, May Message Boards	120.27	0.00	4,309.48
Journal Entry	6/30/2023	JE1336343	Reclass Invoiceld: 957482, Vendor: Southern Print and Promo LLC, Message Board- Community Events	120.27	0.00	4,429.75
Journal Entry	6/30/2023	JE1336344	Reclass Invoiceld: 960641, Vendor: 4Imprint, Inc., Leyden Rock Swag	1,526.59	0.00	5,956.34
Journal Entry	6/30/2023	JE1336352	Reclass Invoiceld: 960820, Vendor: Fantastic Facepainting, Social Events- 4th of July	1,000.00	0.00	6,956.34
Journal Entry	6/30/2023	JE1336354	Reclass Invoiceld: 963929, Vendor: FunFlicks of Colorado, Social Events- Movie Night	804.20	0.00	7,760.54
Journal Entry	6/30/2023	JE1336360	Reclass Invoiceld: 957477, Vendor: Party Pro DJ's, Social Event- Pool Party	600.00	0.00	8,360.54
Journal Entry	6/30/2023	JE1336333	Reclass Invoiceld: 957481, Vendor: Southern Print and Promo LLC, Leyden Rock Swag	1,777.27	0.00	10,137.81
<b>Total 50510000 - Social Event</b>				<b>10,137.81</b>	<b>0.00</b>	<b>10,137.81</b>

# General Ledger

Leyden Rock Metropolitan District  
From 4/1/2023 To 6/30/2023



Type	Date	Num	Description	Debit	Credit	Balance
<b>50512000 - Office Supplies</b>						<b>0.00</b>
Voucher Entry	6/24/2023	VE974785	Amazon Capital Services, Office Supplies Inv: 11LC-Q3HH-GN6C, Ref:	69.82	0.00	69.82
<b>Total 50512000 - Office Supplies</b>				<b>69.82</b>	<b>0.00</b>	<b>69.82</b>
<b>50520000 - Dues/Subscriptions</b>						<b>0.00</b>
Voucher Entry	6/27/2023	VE977773	Kathryn Call, June Calendly & Adobe Inv: , Ref:	62.93	0.00	62.93
<b>Total 50520000 - Dues/Subscriptions</b>				<b>62.93</b>	<b>0.00</b>	<b>62.93</b>
<b>50550000 - Postage &amp; Delivery</b>						<b>0.00</b>
Voucher Entry	6/16/2023	VE966435	Advance HOA Mgmt Inc, Postage - at cost Inv: 2023-06-AB, Ref: June Addendum Billing	54.00	0.00	54.00
<b>Total 50550000 - Postage &amp; Delivery</b>				<b>54.00</b>	<b>0.00</b>	<b>54.00</b>
<b>50555000 - Printing / Copies</b>						<b>0.00</b>
Voucher Entry	6/16/2023	VE966435	Advance HOA Mgmt Inc, Printing and Envelopes Inv: 2023-06-AB, Ref: June Addendum Billing	50.70	0.00	50.70
<b>Total 50555000 - Printing / Copies</b>				<b>50.70</b>	<b>0.00</b>	<b>50.70</b>
<b>54540000 - Onsite Services</b>						<b>0.00</b>
Voucher Entry	6/22/2023	VE976122	Advance HOA Mgmt Inc, LRM-2023-1 - Payroll Inv: LRM-2023-1, Ref:	7,529.83	0.00	7,529.83
<b>Total 54540000 - Onsite Services</b>				<b>7,529.83</b>	<b>0.00</b>	<b>7,529.83</b>
<b>Total Administrative Expenses</b>				<b>51,667.06</b>	<b>33,261.97</b>	<b>18,405.09</b>
<b>Contract Services</b>						<b>0.00</b>
<b>60606000 - Refuse Removal</b>						<b>0.00</b>
Voucher Entry	6/1/2023	VE969199	Republic Services, Clubhouse New Cans Inv: 535-005631304, Ref:	580.14	0.00	580.14
Voucher Entry	6/1/2023	VE969200	Republic Services, May Trash/Recycle Services Inv: 535-005636580, Ref:	20,476.17	0.00	21,056.31
<b>Total 60606000 - Refuse Removal</b>				<b>21,056.31</b>	<b>0.00</b>	<b>21,056.31</b>
<b>60608000 - Trash &amp; Debris Clean up</b>						<b>0.00</b>
Voucher Entry	6/25/2023	VE977415	Republic Services, 535-005656337, July Inv: 535-005656337, Ref:	350.00	0.00	350.00
<b>Total 60608000 - Trash &amp; Debris Clean up</b>				<b>350.00</b>	<b>0.00</b>	<b>350.00</b>
<b>70704000 - Landscape Other/Misc</b>						<b>0.00</b>
Voucher Entry	6/24/2023	VE974785	Amazon Capital Services, Hoses for Flower pots Inv: 11LC-Q3HH-GN6C, Ref:	99.76	0.00	99.76
Journal Entry	6/30/2023	JE1315949	Reclass InvoiceId: 952939, Vendor: Weed Wranglers, Inc., Weed Mitigation- May 2023	5,315.00	0.00	5,414.76



# General Ledger

Leyden Rock Metropolitan District  
From 4/1/2023 To 6/30/2023



Type	Date	Num	Description	Debit	Credit	Balance
Journal Entry	6/30/2023	JE1336358	Reclass Invoiceld: 959125, Vendor: Linda Marquez, Resident Reimbursement- Flowers	113.20	0.00	5,527.96
<b>Total 70704000 - Landscape Other/Misc</b>				<b>5,527.96</b>	<b>0.00</b>	<b>5,527.96</b>
<b>70706000 - Landscape Replacement</b>						<b>0.00</b>
Journal Entry	6/30/2023	JE1336356	Reclass Invoiceld: 959123, Vendor: Keesen Landscape, Landscape Repair/Replacement	3,280.00	0.00	3,280.00
Journal Entry	6/30/2023	JE1336357	Reclass Invoiceld: 960686, Vendor: Keesen Landscape, Landscape Repair/Replacement	6,449.76	0.00	9,729.76
<b>Total 70706000 - Landscape Replacement</b>				<b>9,729.76</b>	<b>0.00</b>	<b>9,729.76</b>
<b>70710000 - Irrigation Repairs</b>						<b>0.00</b>
Voucher Entry	6/7/2023	VE967908	Keesen Landscape, June Irrigation Inv: BRO 220088, Ref:	1,053.55	0.00	1,053.55
Voucher Entry	6/8/2023	VE968434	Keesen Landscape, June irrigation Inv: BRO 220289, Ref:	453.22	0.00	1,506.77
Voucher Entry	6/13/2023	VE972923	Keesen Landscape, June Irrigation Inv: BRO 220426, Ref:	1,287.28	0.00	2,794.05
Voucher Entry	6/15/2023	VE972007	Keesen Landscape, June Irrigation Inv: BRO 220538, Ref:	321.58	0.00	3,115.63
Journal Entry	6/30/2023	JE1316010	Reclass Invoiceld: 963715, Vendor: Keesen Landscape, Irrigation Repairs	836.56	0.00	3,952.19
Journal Entry	6/30/2023	JE1316013	Reclass Invoiceld: 966838, Vendor: Keesen Landscape, Irrigation Repairs	617.58	0.00	4,569.77
<b>Total 70710000 - Irrigation Repairs</b>				<b>4,569.77</b>	<b>0.00</b>	<b>4,569.77</b>
<b>70730000 - Pool Service</b>						<b>0.00</b>
Journal Entry	6/30/2023	JE1336362	Reclass Invoiceld: 962190, Vendor: Peak One Pools & Spa, Pool Service	1,494.29	0.00	1,494.29
<b>Total 70730000 - Pool Service</b>				<b>1,494.29</b>	<b>0.00</b>	<b>1,494.29</b>
<b>70750000 - Dog Park</b>						<b>0.00</b>
Journal Entry	6/30/2023	JE1336366	Reclass Invoiceld: 955633, Vendor: Poop 911, Pet Waste Removal- May 2023	2,060.00	0.00	2,060.00
<b>Total 70750000 - Dog Park</b>				<b>2,060.00</b>	<b>0.00</b>	<b>2,060.00</b>
<b>Total Contract Services</b>				<b>44,788.09</b>	<b>0.00</b>	<b>44,788.09</b>
<b>Utilities</b>						<b>0.00</b>
<b>60602000 - Electricit/Gas</b>						<b>0.00</b>
Journal Entry	6/30/2023	JE1315943	Reclass Invoiceld: 947843, Vendor: Xcel Energy, Electric/Gas	31.36	0.00	31.36
Journal Entry	6/30/2023	JE1336367	Reclass Invoiceld: 973048, Vendor: Xcel Energy, Electric/Gas	3,372.77	0.00	3,404.13
<b>Total 60602000 - Electricit/Gas</b>				<b>3,404.13</b>	<b>0.00</b>	<b>3,404.13</b>

# General Ledger

## Leyden Rock Metropolitan District

From 4/1/2023 To 6/30/2023



Type	Date	Num	Description	Debit	Credit	Balance
<b>60607000 - Telephone/Cable</b>						<b>0.00</b>
Journal Entry	6/30/2023	JE1315972	Reclass Invoiceld: 966773, Vendor: CenturyLink - Seattle, Office Phone/Internet	268.04	0.00	268.04
<b>Total 60607000 - Telephone/Cable</b>				<b>268.04</b>	<b>0.00</b>	<b>268.04</b>
<b>Total Utilities</b>				<b>3,672.17</b>	<b>0.00</b>	<b>3,672.17</b>
<b>Parts &amp; Supplies</b>						<b>0.00</b>
<b>70737000 - Pool Supplies/Chemicals</b>						<b>0.00</b>
Voucher Entry	6/7/2023	VE976123	Advance HOA Management - HOE/Misc, Umbrella for Pool Monitors Inv: , Ref:	129.98	0.00	129.98
<b>Total 70737000 - Pool Supplies/Chemicals</b>				<b>129.98</b>	<b>0.00</b>	<b>129.98</b>
<b>80802500 - Janitorial Supplies</b>						<b>0.00</b>
Journal Entry	6/27/2023	JE1312259	Reclass Invoiceld: 955634, Vendor: Poop 911, Janitorial Supplies- Pet Waste Bags	270.00	0.00	270.00
<b>Total 80802500 - Janitorial Supplies</b>				<b>270.00</b>	<b>0.00</b>	<b>270.00</b>
<b>Total Parts &amp; Supplies</b>				<b>399.98</b>	<b>0.00</b>	<b>399.98</b>
<b>Repairs &amp; Maintenance</b>						<b>0.00</b>
<b>80801000 - Common Area Repairs &amp; Maintenance</b>						<b>0.00</b>
Voucher Entry	6/20/2023	VE976487	Timberline Mechanical Systems LLC, Heater Repair- Pool Foyer Inv: LEYROC-062023, Ref:	324.00	0.00	324.00
Journal Entry	6/30/2023	JE1336345	Reclass Invoiceld: 962528, Vendor: Buddy Holley Co., Anti-slip flooring at pool	1,050.00	0.00	1,374.00
<b>Total 80801000 - Common Area Repairs &amp; Maintenance</b>				<b>1,374.00</b>	<b>0.00</b>	<b>1,374.00</b>
<b>80806000 - Pool Repairs</b>						<b>0.00</b>
Voucher Entry	6/27/2023	VE975186	City of Arvada, Meter Deposit- To Refill pool Inv: , Ref:	1,250.00	0.00	1,250.00
Voucher Entry	6/27/2023	VE977362	Peak One Pools & Spa, 34029, Repair pool auto fill Inv: 34029, Ref:	241.25	0.00	1,491.25
Journal Entry	6/30/2023	JE1336364	Reclass Invoiceld: 962189, Vendor: Peak One Pools & Spa, Pool Repairs	300.00	0.00	1,791.25
<b>Total 80806000 - Pool Repairs</b>				<b>1,791.25</b>	<b>0.00</b>	<b>1,791.25</b>
<b>Total Repairs &amp; Maintenance</b>				<b>3,165.25</b>	<b>0.00</b>	<b>3,165.25</b>
<b>Association Total:</b>				<b>103,692.55</b>	<b>33,261.97</b>	



## **MEMORANDUM**

To: Board of Directors

From: Katie Call, Community Manager

Date: July 11, 2023

Re: Security Measures for Clubhouse and Pool Facilities

---

Late evening on June 23, a group of individuals entered the community pool facility after posted hours. Nearby residents were disturbed, there was vomit on the pool deck, furniture was displaced, and glass was found on the deck and in the pool. Following this event, we had a series of nights where individuals continued to enter the pool facility afterhours and displacing furniture.

We have received a cost proposal for a surveillance system from Equalized Productions and a proposed system from SoliTect. Both proposals include adding cameras in and around the clubhouse. In addition to the cameras, we are coordinating efforts with an electrician to consider adding a motion-detected lighting system.

*\*Equalized Productions Proposal Attached.*

*\*Solitect Proposed system: [4K Security Camera System with 16 IP Cameras \(cctvsecuritypros.com\)](http://cctvsecuritypros.com)*

Equalized has noted a 3-4 week lead time on equipment and installation from date of approval. In the interim of a surveillance system being installed, the Board may consider adding overnight, onsite security services. After doing some research, below are the security companies that I reached out to and the information provided back.

### **American Hawk Security 303-522-1360**

\$30/hour (no increase for overnight hours)

- We can have them post up or patrol.
- They will call the police for any intruders.
- 

### **Denver Metro Security Services 303-502-5974**

Tony Bargas 720-335-7322

1. Onsite security personnel – \$50, per hour (cost for armed/un-armed security personnel)
2. Patrol division- visit the community multiple times in the evening, charged per visit. Starting at \$25/visit
  - Vehicles clearly marked, fitted with overhead lights



- Make presence known, use of amber spot light
- Assess situation, run off people or call police
- We can pre-determine times or let them do random visits (staggered in reasonable intervals)
- Daily reports sent

*\*need to call Tony to set up site assessment for negotiation*

Pending Responses

**Great Events of Colorado 303-536-3339**

**DPS Security 720-586-7700**

Equalized Productions, LLC  
 PO Box 745519  
 Arvada, CO 80006  
 +1 7206396571  
 dkistler@equalizedproductions.com



# Estimate

**ADDRESS**

Katie Call  
 CCMC Leyden Rock  
 8360 E. Via De Ventura  
 Scottsdale, AZ 85258

**SHIP TO**

Katie Call  
 CCMC Leyden Rock  
 17685 W. 83rd Drive  
 Arvada, CO 80007

**ESTIMATE #** 2636

**DATE** 06/30/2023

**EXPIRATION DATE** 07/28/2023

**PROJECT**

Video Surveillance System

ACTIVITY	QTY	RATE	AMOUNT
<b>EQUIPMENT</b>			
<b>Surveillance Systems:Luma LUM-510-NVR-16CH-2T</b> Series 510 NVR for 16 cameras up to 12 megapixel - 4K, 2 TB built in Hard drive, expandable inboard or outboard hard drives, internal web access, PoE up to 250M, LumaLink remote access.	1	2,902.95	2,902.95
<b>Surveillance Systems:Luma AN-210-SW-R-24-POE</b> Araknis Networks® 210 Series Websmart Gigabit Switch with Partial PoE+ and Rear Ports	1	1,078.95	1,078.95
<b>Surveillance Systems:Luma AN-210-SW-R-8-POE</b> Araknis Networks® 210 Series Websmart Gigabit Switch with Partial PoE+ and Rear Ports	1	486.95	486.95
<b>Surveillance Systems:Luma LUM-820-IP-TMB</b> Luma Surveillance™ 820 Series 8MP Turret IP Outdoor Motorized Camera	2	658.00	1,316.00
<b>Surveillance Systems:Luma LUM-220-IP-TFW</b> Luma Surveillance™ 220 Series 2MP Turret IP Outdoor Camera	5	278.00	1,390.00
<b>Surveillance Systems:Luma LUM-420-IP-TMB</b> Luma Surveillance™ 420 Series 4MP Turret IP Outdoor Motorized Camera	9	498.00	4,482.00
<b>Sales</b> TP Link or equivalent - Wireless Bridge ** For camera connection in tower **	1	500.00	500.00
			Subtotal: 12,156.85
<b>PERIPHERALS AND LABOR</b>			
<b>Material</b> Cable, connectors and misc installation materials	1	2,000.00	2,000.00
<b>Labor</b> Installation, programming, and administrative labor	1	5,000.00	5,000.00
<b>Services</b>	1	0.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
System training and support			
<b>Services</b>	1	0.00	0.00
2-year installation warranty			

Subtotal: 7,000.00

100% due upon completion of installation.  
 Payment due upon completion of installation.

- Exclusions:
- 1). System monitoring or alarm services
  - 2). Surveillance monitoring services from Equalized Productions
  - 3). Tie-in to existing alarm services

Amendment addition to master installation contract

We appreciate your time and consideration. Should you have any questions, please do not hesitate to contact us.

SUBTOTAL	19,156.85
SHIPPING	100.00
<b>TOTAL</b>	<b>\$19,256.85</b>

Thank you!  
 Equalized Productions  
 (720) 639-6571 - Main

Accepted By

Accepted Date

STATUS STAMP:

**CONSTRUCTION DOCUMENT**

Project Name:  
**LEYDEN ROCK COMMUNITY CENTER AND POOL**  
 17685 WEST 83RD DRIVE  
 ARVADA, CO 80007

Revisions:

1	
2	
3	
4	

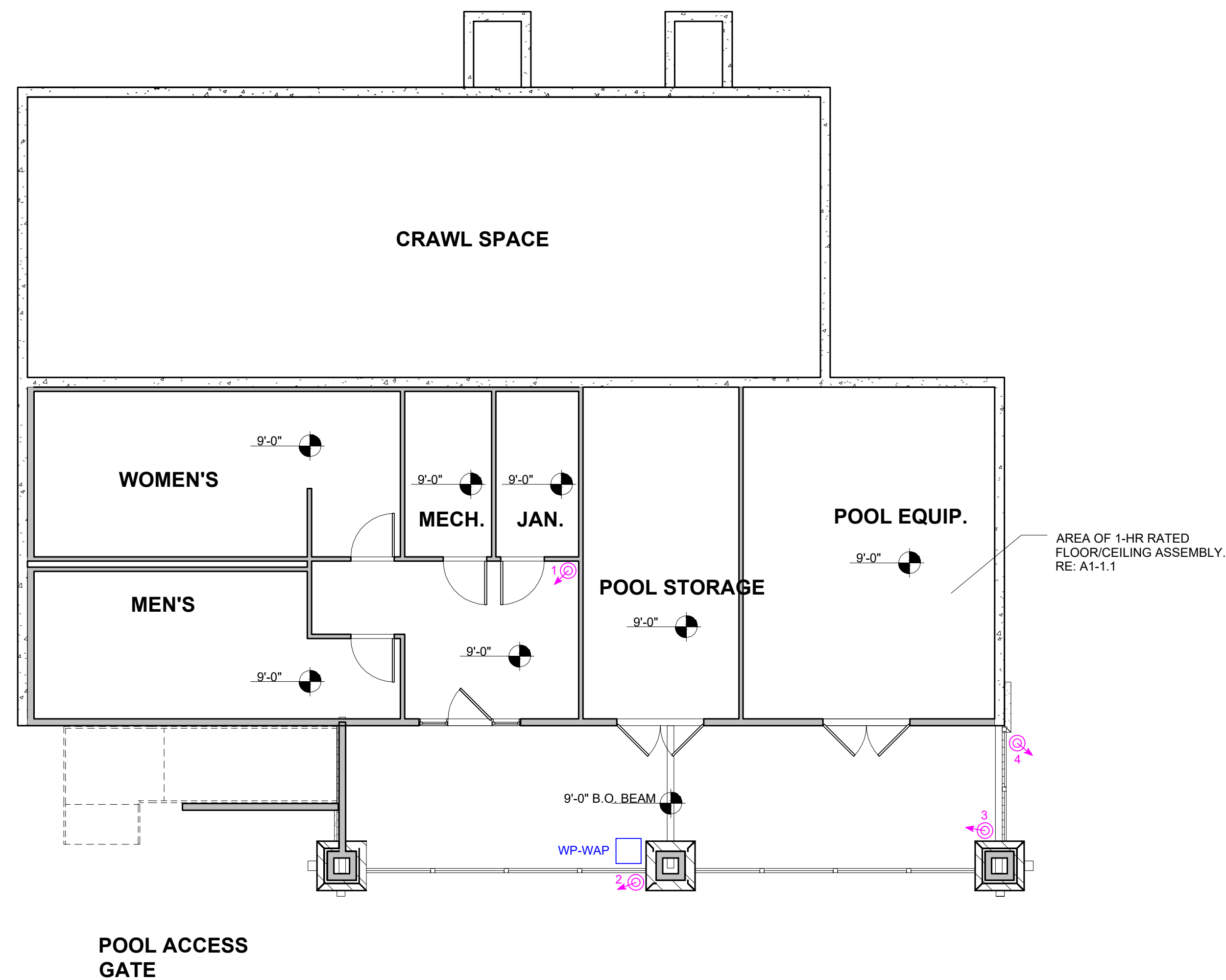
Drawn By:	DK
Checked By:	DK
Date:	04/13/2023
Scale:	NTS
Job No.:	2023-108

Sheet Title:  
 CAMERA AND ETHERNET NETWORK LAYOUT

DRAWING:  
**A-101**

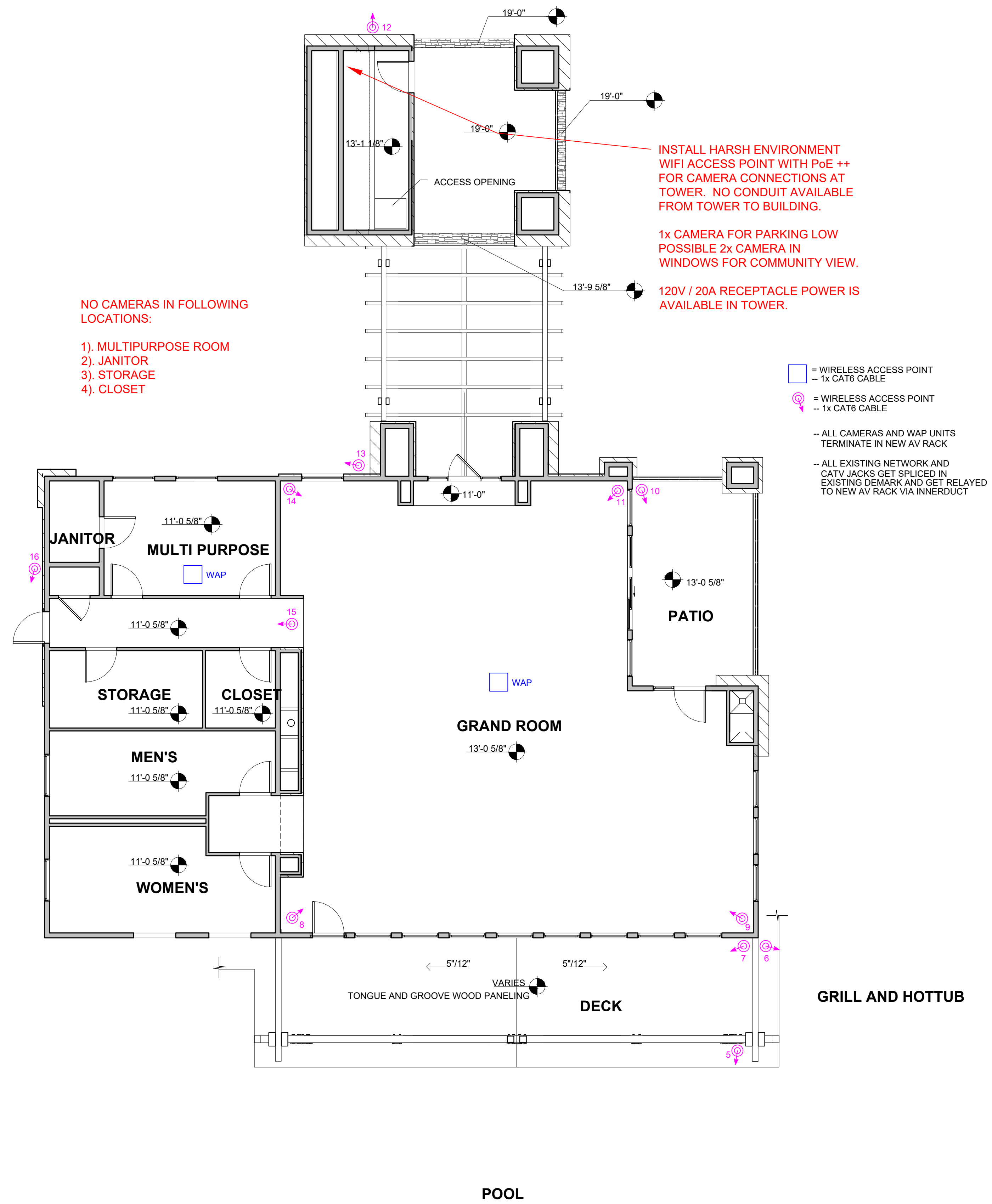
NO CAMERAS IN FOLLOWING LOCATIONS:

- 1). CRAWL SPACE
- 2). POOL EQUIP
- 3). POOL STORAGE



NO CAMERAS IN FOLLOWING LOCATIONS:

- 1). MULTIPURPOSE ROOM
- 2). JANITOR
- 3). STORAGE
- 4). CLOSET



INSTALL HARSH ENVIRONMENT WIFI ACCESS POINT WITH PoE ++ FOR CAMERA CONNECTIONS AT TOWER. NO CONDUIT AVAILABLE FROM TOWER TO BUILDING.

1x CAMERA FOR PARKING LOW POSSIBLE 2x CAMERA IN WINDOWS FOR COMMUNITY VIEW.

120V / 20A RECEPTACLE POWER IS AVAILABLE IN TOWER.

- = WIRELESS ACCESS POINT -- 1x CAT6 CABLE
- ⊙ = WIRELESS ACCESS POINT -- 1x CAT6 CABLE
- ALL CAMERAS AND WAP UNITS TERMINATE IN NEW AV RACK
- ALL EXISTING NETWORK AND CATV JACKS GET SPLICED IN EXISTING DEMARK AND GET RELAYED TO NEW AV RACK VIA INNERDUCT

**1** BASEMENT NETWORK / CAMERAS  
 NTS

**2** FIRST FLOOR NETWORK / CAMERAS  
 NTS



## Finally, a network that actually works.

A smart network makes for a smart home. With Araknis, you'll enjoy all the advantages of a business-grade network, right in your home. Our products provide the speed and dependability your family needs to effortlessly browse the web, stream music, play videos, and more!



### WIRELESS ACCESS POINTS (WAPs)

Sleek and powerful, Araknis WAPs provide a strong, reliable Wi-Fi signal to any space.



### ROUTERS

This router is perfect for high-traffic networks both big and small.



### SWITCHES

Our switches offer three distinct management capabilities for a truly custom install.

## FEATURES

### RELIABLE NETWORK, DAY & NIGHT

The best home network is one you never notice. Movies and music are best enjoyed uninterrupted, so we make sure our products deliver a fast and reliable connection with every use. And with Araknis, the days of resetting your device via paper clip are over, because your installer can implement regularly scheduled reboots to ensure your network is always up to speed.

### SUPPORT WHEN YOU NEED IT

Our products can only be installed by skilled professionals, which ensures that your network fits your space and consistently operates at peak performance. And we provide your installer with award-winning technical support and a remote-management platform, so if your network ever needs troubleshooting, it can be done in minutes, not days.

### SMART & STYLISH

Our products feature sleek, low-profile designs and user-friendly features like parental controls, so your network fits seamlessly into your home. Ask your integrator about OvrC Home.





## Wireless Access Points

FEATURES	100-series	300-series	500-series	700-series
Recommended Setting	Rural Area/ No Neighbors	Townhouse/Single Family House/ Apartment/Condo	Townhouse/Single Family House/ Apartment/Condo	Commercial/SMB/ Larger Homes
Environment Interference Level	Low	Med-High	Med-High	Med-High
Client Devices	Legacy	Not too modern, majority mobile	Modern, majority mobile	Modern, majority PC
Client Speed Demand	Low - just connectivity	Average	High	High
Future Proof	Low - 2.4GHz is very congested	Med - 5GHz capability	High - 802.11ac	High - 802.11ac
Coverage	High	High	High	High
Max Aggregated Speed	300Mbps	600Mbps	1200Mbps	1750Mbps
Cloud Management Capability	Yes	Yes	Yes	Yes
Limited Product Warranty	2-Year	2-Year	2-Year	2-Year

## Routers

FEATURES	300-series
WAN-LAN Throughput	~500Mbps
LAN-LAN Throughput	1Gbps
Number of Gigabit LAN Interfaces	4
Number of Gigabit WAN Interfaces	2
WAN Load-balancing and Link Failover	Yes
VPN Support	PPTP, IPSec, OpenVPN
VLAN Support	Yes - 802.1Q
QoS Support	Yes - 802.1p
Access Control Lists	Yes
Cloud Management Capability	Yes
Limited Product Warranty	2-Year

## Switches

FEATURES	110-series	210-series	310-series
Management	Unmanaged+	Websmart	L2 Managed
Interactive Local GUI	No	Yes	Yes
Fanless Design	Yes	Only 8-port model	No (only Non-PoE models are fanless)
Multi-Speed Variable Fans (Temperature controlled)	N/A	16 & 24 Port Models	Yes (only PoE models have fans)
POE	N/A	Partial PoE+	Full PoE+
PoE/PoE+ Support (802.3af/at)	N/A	Yes on all ports	Yes on all ports
1U Rack Mountable	Yes (except for 5-port)	Yes	Yes
SFP Uplink Ports	N/A	Yes	Yes
Cloud Management Capability	Yes	Yes	Yes



**510  
SERIES**

## Luma Surveillance™ 510-Series NVR

Luma's 510 Series NVR offers powerful all-around performance and features, including support for higher resolution cameras up to 12MP, 4K TV output, Smart Search capabilities, and long-distance PoE.

### **INTUITIVE USER INTERFACE & DEDICATED APP**

Rewind and fast forward, jump backward or forward 15 seconds, pause, take a snapshot, playback, and zoom to your heart's content. All of these options are easily controlled with a tap or a swipe.

### **PRIVACY SETTINGS**

Our slender NVR is rack-mountable so you can keep things neat and tucked out of the way.

### **SUPPORTS HIGH-RES CAMERAS**

Most 510 Series NVR are compatible with cameras up to 12MP.

### **SMART SEARCH**

Locating an event after it's been recorded is simple. Each event now shows separately on the timeline, while all event triggers (line cross or intrusion boxes) are set at the time of search.

### **4K TV OUTPUT**

An included 4K HDMI output allows you to hook up your NVR to a television to view any image from the live feed.

## 510 NVR Comparison Chart

	4 Channel	8 Channel	16 Channel
Rack Size	1U	2U	2U
Max. Camera Resolution	Up to 8MP	Up to 12MP	Up to 12MP
H.265 Support	✓	✓	✓
Smart Search	✓	✓	✓
HDMI Out	4K	4K	4K
PoE Channels	4	8	16
PoE Max Distance	Up to 250m	Up to 250m	Up to 250m
PoE Resettable Ports	✓	✓	✓
Max. # of HDDs	Up to 2	Up to 4	Up to 4
Max. HDD size	6 TB	6 TB	6 TB
LumaLink Support	✓	✓	✓
OvrC Support	✓	✓	✓

220  
SERIES



## Summary

This low-profile turret IP camera features 2MP resolution for 1080P viewing. Reduce false notifications and easily highlight and access key moments with built-in intelligent analytics. Using Starlight, the camera can provide crisp nighttime images in low-light environments. With OvrC, on-site or remote configuration is a breeze, no longer requiring you to tediously navigate each camera's local UI. Adjust image settings in real-time, setup recordings, and more all via OvrC. Control System integration is always top of mind, and this camera is packed with features for Control4 along with many other popular control systems.

## Features

- AI-filtered events
- H.265+ /H.265 /H.264+/H.264/MJPEG coding
- Max resolution: 2MP (1920 x 1080)
- ICR auto switch, true day/night vision
- Starlight with 20-30m IR night view distance
- 3D DNR, WDR, HLC, BLC, smart IR, etc.
- Built-in micro SD card slot, up to 256GB
- 1CH built-in MIC; 1CH audio input
- DC12V/PoE power supply
- IP67 ingress protection
- Support four streams
- Remote monitoring support via Luma View app

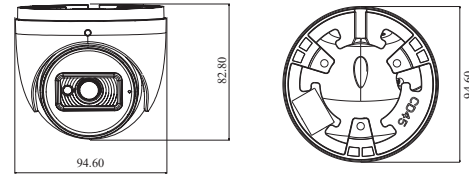
## Mounting Accessories (optional)



Junction Box LUM-A20-JB-FX-BT  
Low Profile Wall Mount Bracket LUM-A20-WMB-TD  
Wall Mount Bracket LUM-A20-WMB-FX-TD  
Ceiling Mount LUM-A20-CM-FX-TD

## Dimensions

Unit: mm



## Specifications

Product	LUM-220-IP-TF
Resolution	1920 x 1080
Shutter Speed	1/2s - 1/100000s
Min. Illumination	0.005 lux, AGC ON; 0 lux with IR
Lens	2.8mm
Aperture	F1.6
Field of View	Horizontal FoV: 106° Vertical FoV: 55° Diagonal FoV: 128.2°
IR Range	20 - 30m
Wide Dynamic Range	120dB
BLC	Yes
HLC	Yes
Digital Noise Reduction	Yes
Angle Adjustment	Pan: 0° - 360°/Tilt: 0° - 75°/Rotation: 0° - 360°
Video Compression	H.265+/H.265/H.264+/H.264
Main Stream	H.265(+): 1920 x 1080 30fps H.264(+): 1920 x 1080 30fps H.265(+): 1280 x 720 30fps H.264(+): 1280 x 720 30fps
Sub & Third Stream	H.264: 704 x 480 (30fps)
Fourth Stream	H.265: 1280 x 720 30fps H.264: 1280 x 720 30fps MJPEG: 1280 x 720 30fps
Audio & Alarm	Built-in microphone/Audio input
Storage	Built-in micro SD card slot Up to 256GB
Reset Button	Yes
ONVIF Comformance NDAA Compliant	Yes/Yes
Basic Event	Motion Detection SD Card Full SD Card Error
AI Event	Line Crossing/Region Intrusion/Region Entrance/Region Exit/Target Counting
AI Category	Human Motor Vehicle Non-motor Vehicle
Protection	IP67
Power Supply	DC12V/PoE
CVBS Output	No
Power Consumption	< 5W
Operating Temperature & Humidity	-22 F - 140F (-30 C - 60C) Less than 95% (non-condensing)
Dimensions & Weight	94.6mm x 82.8mm, 0.46KG (1.01lbs)
Certifications	ETL Listed, CE, FCC

420  
SERIES



## Summary

This low-profile, motorized, turret IP camera features 4MP resolution for 2K viewing. Reduce false notifications and easily highlight and access key moments with built-in intelligent analytics. Using Starlight, the camera can provide crisp nighttime images in low-light environments. With OvrC, on-site or remote configuration is a breeze, no longer requiring you to tediously navigate each camera's local UI. Adjust image settings in real-time, setup recordings, and more all via OvrC. Control System integration is always top of mind, and this camera is packed with features for Control4 along with many other popular control systems.

## Features

- AI-filtered events
- H.265+ /H.265 /H.264+/H.264/MJPEG
- Max. resolution: 2560 x 1440
- ICR auto switch, true day/night vision
- Starlight with 30-50m IR night view distance
- 3D DNR, true WDR, HLC, BLC, Defog, NIR, Smart IR and ROI coding
- Support image distortion correction
- Built-in micro SD card slot; up to 256GB
- DC12V/PoE power supply
- IP67 ingress protection
- Support four streams
- Remote monitoring support via Luma View app

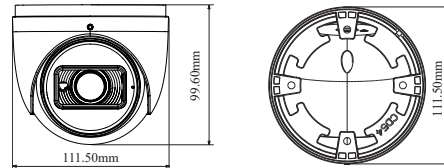
## Mounting Accessories (optional)



Junction Box LUM-A20-JB-VF-BT  
Low Profile Wall Mount Bracket LUM-A20-WMB-TD  
Wall Mount Bracket LUM-A20-WMB-VF-TD  
Ceiling Mount LUM-A20-CM-VF-TD

## Dimensions

Unit: mm



## Specifications

Product	LUM-420-IP-TM
Resolution	2560 x 1440
Shutter Speed	1s - 1/100000s
Min. Illumination	0.0014 lux, AGC ON; 0 lux with IR
Lens	2.8 - 12mm
Aperture	F1.5
Field of View	Horizontal: 109° - 46°/Vertical: 74.5° - 27.1°/Diagonal: 116° - 52.4°
IR Range	30 - 50m
Wide Dynamic Range	120dB
BLC	Yes
HLC	Yes
Digital Noise Reduction	Yes
Angle Adjustment	Pan: 0° - 360°/Tilt: 0 - 80°/Rotation: 0° - 360°
Video Compression	H.265+/H.265/H.264+/H.264
Main Stream	H.265(+): 2560 x 1440 30fps H.264(+): 2560 x 1440 30fps H.265(+): 2304 x 1296 30fps H.264(+): 2304 x 1296 30fps H.265(+): 1920 x 1080 30fps H.264(+): 1920 x 1080 30fps H.265(+): 1280 x 720 30fps H.264(+): 1280 x 720 30fps
Sub & Third Stream	H.264: 704 x 480 (30fps)
Fourth Stream	H.265: 1920 x 1080 30fps H.264: 1920 x 1080 30fps MJPEG: 1920 x 1080 30fps H.265: 1280 x 720 30fps H.264: 1280 x 720 30fps MJPEG: 1280 x 720 30fps
Audio & Alarm	Built-in microphone/Audio input
Storage	Built-in micro SD card slot/Up to 256GB
Reset Button	Yes
ONVIF Comformance NDA Compliant	Yes/Yes
Basic Event	Motion Detection/SD Card Full/SD Card Error
AI Event	Line Crossing/Region Intrusion/Region Entrance/Region Exit/Target Counting
AI Category	Human/Motor Vehicle/Non-motor Vehicle
Protection	IP67
Power Supply	DC12V/PoE
CVBS Output	No
Power Consumption	< 8.5W
Operating Temperature & Humidity	-22 F - 140F (-30 C - 60C) Less than 95% (non-condensing)
Dimensions & Weight	111.5mm x 99.6mm, 0.66KG (1.46lbs)
Certifications	ETL Listed, CE, FCC

820  
SERIES



## Summary

This low-profile, motorized, turret IP camera features 8MP resolution for 4K viewing. Featuring IR night viewing that eliminates over-exposure in dim settings and evenly illuminates the subject. With OvrC, on-site or remote configuration is a breeze, no longer requiring you to tediously navigate each camera's local UI. Adjust image settings in real-time, setup recordings, and more all via OvrC. Control System integration is always top of mind, and this camera is packed with features for Control4 along with many other popular control systems.

## Features

- AI-filtered events
- H.265+/H.265/H.264+/H.264/MJPEG coding
- Max.resolution: 8MP (3840 × 2160)
- ICR auto switch, true day/night vision
- 30-50m IR night view distance
- 2.8mm - 12mm motorized zoom lens
- Built-In Mic/1CH audio input
- Built-in micro SD card slot; up to 256GB
- DC12V/PoE power supply
- Support four streams
- IP67 and IK10
- Remote monitoring support via Luma View app

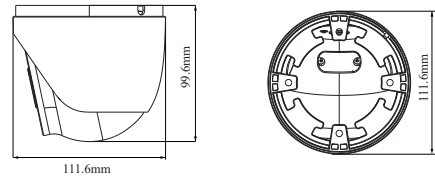
## Mounting Accessories (optional)



Junction Box LUM-A20-JB-VF-BT  
 Low Profile Wall Mount Bracket LUM-A20-WMB-TD  
 Wall Mount Bracket LUM-A20-WMB-VF-TD  
 Ceiling Mount LUM-A20-CM-VF-TD

## Dimensions

Unit: mm



## Specifications

Product	LUM-820-IP-TM
Resolution	3840 x 2160
Shutter Speed	1s - 1/1000000s
Min. Illumination	0.015 lux, AGC ON; 0 lux with IR
Lens	2.8 - 12mm
Aperture	F1.4
Field of View	Horizontal: 97° - 32°/Vertical: 57° - 18°/Diagonal: 115° - 36°
IR Range	30 - 50m
Wide Dynamic Range	120dB
BLC	Yes
HLC	Yes
Digital Noise Reduction	Yes
Angle Adjustment	Pan: 0° - 360°/Tilt: 0° - 80°/Rotation: 0° - 360°
Video Compression	H.265+/H.265/H.264+/H.264
Main Stream	H.265(+): 3840 x 2160 30fps H.264(+): 3840 x 2160 30fps H.265(+): 3072 x 2048 30fps H.264(+): 3072 x 2048 30fps H.265(+): 2592 x 1944 30fps H.264(+): 2592 x 1944 30fps H.265(+): 2592 x 1520 30fps H.264(+): 2590 x 1520 30fps H.265(+): 2560 x 1440 30fps H.264(+): 2560 x 1440 30fps H.265(+): 2304 x 1296 30fps H.264(+): 2304 x 1296 30fps H.265(+): 1920 x 1080 30fps H.264(+): 1920 x 1080 30fps H.265(+): 1280 x 720 30fps H.264(+): 1280 x 720 30fps
Sub & Third Stream	H.264: 704 x 480 (30fps)
Fourth Stream	H.265: 1920 x 1080 30fps H.264: 1920 x 1080 30fps MJPEG: 1920 x 1080 30fps H.265: 1280 x 720 30fps H.264: 1280 x 720 30fps MJPEG: 1280 x 720 30fps
Audio & Alarm	Built-in microphone Audio input
Storage	Built-in micro SD card slot/Up to 256GB
Reset Button	Yes
ONVIF Compliance NDAA Compliant	Yes/Yes
Basic Event	Motion Detection/SD Card Full/SD Card Error
AI Event	Line Crossing/Region Intrusion/Region Entrance/Region Exit/Target Counting
AI Category	Human/Motor Vehicle/Non-motor Vehicle
Protection	IP67
Power Supply	DC12V/PoE
CVBS Output	No
Power Consumption	< 9W
Operating Temperature & Humidity	-22 F - 140F (-30 C - 60C) Less than 95% (non-condensing)
Dimensions & Weight	111.6mm x 99.6mm, 0.67KG (1.48lbs)
Certifications	ETL Listed, CE, FCC

**MEMORANDUM**

To: Board of Directors

From: Katie Call, Community Manager

Date: July 11, 2023

Re: Keesen Proposal #97819 Filing 5 Trail Restoration (Jefferson Parkway Trail Repairs)

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Keesen inspected the entire trail in Filing #5 recently as it is in extremely poor condition and recommends immediate repair.



The trail has significant damage going north, down the slope from runoff from all the seasonal rain. The erosion is an average of 12" deep - this is a true hazard. The entirety of the trail is poor. Most of the original trail material is no longer in place and around half the trail is muddy at best. This is likely caused by these three conditions:

- **Erosion from rain/runoff from homeowner lots**
- **Not installed to proper depth to begin with**
- **Compaction from consistent use and foot traffic**



A complete restoration of the entire path is proposed in this agreement. When finished the trail will be an average of 3" thick of material and have a new drain system on the sloped part to help avoid extreme damage from runoff as quickly in the future. Scope of work will include the following:

- **Filling in eroded part of trail with fill dirt and compacting**
- **Installation of a french drain (same type of construction as on LRP) and it will be tied into known drain pipe below along Leyden Rock Parkway for an outlet**
- **Because of the length of this drain and the potential for runoff there will be drain boxes added to this system to allow for routine maintenance as well as helping to catch additional runoff**
- **Installation of new trail material to an average of 3" of depth**

<b>Proposals Approved at June Meeting</b>	<b>Cost</b>	<b>Account to Be Used</b>
Antero Ct & W 83rd Dr Path Drainage Correction	\$ 44,012.34	Capital
Vista Location Restore Landscape & Trail	\$ 5,680.00	Operating
Drain Pan Cleaning	\$ 60,415.00	Operating
Drainage Repairs LR Drive	\$ 17,980.00	Capital
Drainage Repairs W 85th Bluff	\$ 18,460.00	Capital
Total of previously approved proposals	<b>\$ 146,547.34</b>	
<b>Proposals to Be Voted On</b>		
Jefferson Parkway Trail Restoration	\$ 58,640.00	
Trail Breezeway 17283 W 84th Drive	\$ 6,200.00	
Total with other proposals	<b>\$ 211,387.34</b>	



  
**LEYDEN ROCK**  
METROPOLITAN DISTRICT





July 10, 2023

WORK ORDER #97819

## **PROPOSAL FOR**

KATIE CALL  
ADVANCED HOA MANAGEMENT  
LEYDEN ROCK METROPOLITAN DISTRICT  
W. 82ND AVENUE & LEYDEN ROCK DRIVE  
ARVADA, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to [service@keesenlandscape.com](mailto:service@keesenlandscape.com) or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

## **DESCRIPTION OF WORK TO BE PERFORMED**

2023 Filing 5 Trail Restoration

**Keesen inspected the entire trail in Filing #5 recently. It is in an extremely poor condition and needs immediate repair.**

**The trail has significant damage going north, down the slope from runoff from all the seasonal rain. The erosion is an average of 12" deep - this is a true hazard.**

**The entirety of the trail is poor. Most of the original trail material is no longer in place and around half the trail is muddy at best. This is likely caused by these three conditions:**

- **Erosion from rain/runoff from homeowner lots**
- **Not installed to proper depth to begin with**
- **Compaction from consistent use and foot traffic**

**A complete restoration of the entire path is proposed in this agreement. When finished the trail will be an average of 3" thick of material and have a new drain system on the sloped part to help avoid extreme damage from runoff as quickly in the future. Scope of work will include the following:**

- **Filling in eroded part of trail with fill dirt and compacting**
- **Installation of a french drain (same type of construction as on LRP) and it will be tied into known drain pipe below along Leyden Rock Parkway for an outlet**
- **Because of the length of this drain and the potential for runoff there will be drain boxes added to this system to allow for routine maintenance as well as helping to catch additional runoff**

- 
- **Installation of new trail material to an average of 3" of depth**

**Keesen will store material for the project in the cul de sac as part of production. When completed the area will be cleaned as part of the proposal.**

<b>Sale</b>	<b>\$58,640.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$58,640.00</b>

**LEYDEN ROCK METROPOLITAN DISTRICT  
WORK ORDER SUMMARY**

<b>INCLUDED SERVICES</b>	<b>SALES TAX</b>	<b>TOTAL COST</b>
Filing #5 Trail Restoration	\$0.00	\$58,640.00
	<b>\$0.00</b>	<b>\$58,640.00</b>

**Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.**

**Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.**

**Force Majeure and Delays**

**Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.**

By \_\_\_\_\_  
Angie Sherman

Date 7/10/2023  
\_\_\_\_\_

**Keesen Landscape Management,  
Inc.**

By \_\_\_\_\_

Date \_\_\_\_\_

**ADVANCED HOA  
MANAGEMENT**

as Agent for

**LEYDEN ROCK  
METROPOLITAN DISTRICT**

**Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done on a time and materials basis at contracted rates.**



**MEMORANDUM**

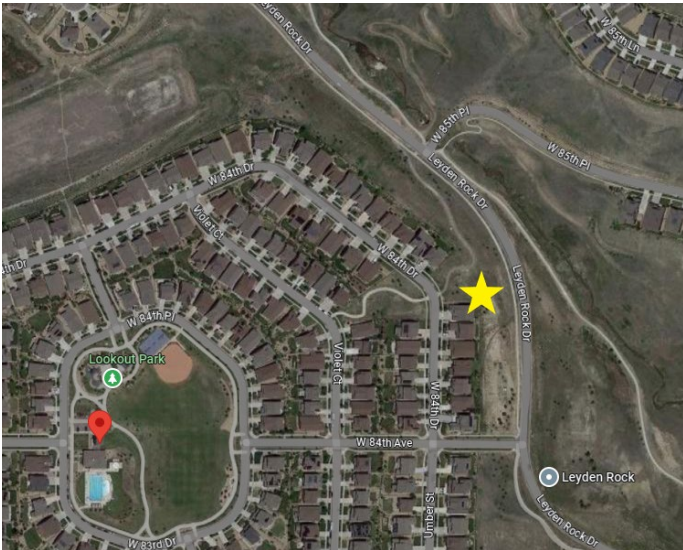
To: Board of Directors

From: Katie Call, Community Manager

Date: July 11, 2023

Re: Keesen Proposal #96998 Trail Breezeway 17283 W 84<sup>th</sup> Drive

We asked Keesen to review the runoff on the trail near 17283 W 84<sup>th</sup> Drive.



The breezeway crusher fines trail in this area is experiencing high runoff this season due to the high amount of rainfall received. This is always going to be runoff in this area with the grade the way it is along with lack of drainage moving runoff into other directions, but it has been amplified by the amount of rainfall received.

To fix the area Keesen will deliver new grey breeze material and fill in as needed in all the washed out areas along the trail. No drainage is proposed currently.

Proposals Approved at June Meeting	Cost	Account to Be Used
Antero Ct & W 83rd Dr Path Drainage Correction	\$ 44,012.34	Capital
Vista Location Restore Landscape & Trail	\$ 5,680.00	Operating
Drain Pan Cleaning	\$ 60,415.00	Operating
Drainage Repairs LR Drive	\$ 17,980.00	Capital
Drainage Repairs W 85th Bluff	\$ 18,460.00	Capital
Total of previously approved proposals	<b>\$ 146,547.34</b>	
<b>Proposals to Be Voted On</b>		
Jefferson Parkway Trail Restoration	\$ 58,640.00	
Trail Breezeway 17283 W 84th Drive	\$ 6,200.00	
Total with other proposals	<b>\$ 211,387.34</b>	



June 12, 2023

WORK ORDER #96998

**PROPOSAL FOR**

KATIE CALL  
ADVANCED HOA MANAGEMENT  
LEYDEN ROCK METROPOLITAN DISTRICT  
W. 82ND AVENUE & LEYDEN ROCK DRIVE  
ARVADA, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to [service@keesenlandscape.com](mailto:service@keesenlandscape.com) or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

**DESCRIPTION OF WORK TO BE PERFORMED**

2023 Trail Breezeway 17283 W 84th Drive

The breezeway crusher fines trail in this area is experiencing high runoff this season due to the high amount of rainfall received. This is always going to be runoff in this area with the grade the way it is along with lack of drainage moving runoff into other directions, but it has been amplified by the amount of rainfall received.

To fix the area Keesen will deliver new grey breeze material and fill in as needed in all the washed out areas along the trail.

\*No drainage is proposed at this time pending more information about the capital improvements for the area and where they will be done so that a proper system can be devised and installed one time.

<b>Sale</b>	\$6,200.00
<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$6,200.00</b>

**LEYDEN ROCK METROPOLITAN DISTRICT  
WORK ORDER SUMMARY**

<b>INCLUDED SERVICES</b>	<b>SALES TAX</b>	<b>TOTAL COST</b>
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Breeze Top Dress	\$0.00	\$6,200.00
	<b>\$0.00</b>	<b>\$6,200.00</b>

**Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.**

**Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.**

**Force Majeure and Delays**

**Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.**

By \_\_\_\_\_  
Angie Sherman

Date 6/12/2023  
\_\_\_\_\_

**Keesen Landscape Management,  
Inc.**

By \_\_\_\_\_

Date \_\_\_\_\_

**ADVANCED HOA  
MANAGEMENT**

as Agent for

**LEYDEN ROCK  
METROPOLITAN DISTRICT**

**Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done on a time and materials basis at contracted rates.**

**RESOLUTION  
OF THE BOARD OF DIRECTORS OF  
LEYDEN ROCK METROPOLITAN DISTRICT**

**ESTABLISHING A LANDSCAPE COMMITTEE**

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WHEREAS, Leyden Rock Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered to have the management, control, and supervision of all business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Board desires to establish a landscape committee for the purposes of ensuring efficient and effective landscaping services are provided throughout all property owned and/or maintained by the District.

WHEREAS, the Board desires the landscape committee to provide recommendations and suggestions to the Board with respect to District landscaping matters in an effort to promote the health, safety, prosperity, security and general welfare of the inhabitants of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Creation and Establishment of the Landscape Committee. The Board hereby creates and establishes the Leyden Rock Metropolitan District Landscape Committee (the “**Landscape Committee**”).

2. Role of Landscape Committee. The Landscape Committee is established to provide recommendations and suggestions to the Board with respect to landscape matters, as may be requested by the Board from time to time. Such matters may include, but are not limited to, assisting the Board in prioritizing landscape improvement projects within the District.

- a. The Landscape Committee is authorized to assist the Board with the following:
  - i. Review and evaluate landscaping owned, managed and maintained by the District;



- ii. Provide recommendations and alternatives to the Board concerning the management and long term planning for new landscaping and renovation of existing landscaping;
- iii. Provide recommendations on landscape maintenance;
- iv. Provide recommendation on water conservation measures;
- v. Collect resident, property owner and taxpayer input regarding landscape maintenance from a broad cross-section of the District;
- vi. Facilitate community dialogue, public education and outreach regarding landscape maintenance issues;
- vii. Serve as a source for ideas, new concepts, suggestions and innovations about landscape matters;
- viii. Provide advice and recommendations to the District's manager and the Board on District landscape matters; and
- ix. Perform such other functions as directed by the District's manager or the Board.

b. The Landscape Committee does not have the authority to give directions and/or instructions to the District's manager or its employees, or to contractors, consultants or employees of the District, unless otherwise approved by the Board or the District's manager. In addition, the Landscape Committee has only such authority as given by the Board and has no authority to bind the District. All communication with and direction to consultants, contractors and vendors is the sole responsibility of the Board and the District's manager.

3. Committee Members. The Landscape Committee members will be appointed by the Board from time to time as reflected in the minutes of the Board meeting at which such appointment is made. The Landscape Committee shall not exceed a total of five (5) members, acting in a volunteer capacity. Each Landscape Committee member shall serve for a term of one (1) year from the date of their appointment, and may, upon expiration of their term, be reappointed in the discretion of the Board. Each Landscape Committee member, at the time of appointment and continuing uninterrupted thereafter while serving on the Landscape Committee, shall be an "Eligible Elector" of the District, as such term is defined in the Special District Act. The Landscape Committee members shall serve at the pleasure of the Board and may be removed at any time, with or without cause, by the Board. The Landscape Committee members shall serve as volunteers and are not entitled to any compensation for their service on the Landscape Committee, but are entitled to reimbursement for any pre-approved out-of-pocket costs incurred by them for Landscape Committee purposes, subject to budget limitations. The Landscape Committee members shall, from among the membership of the Landscape Committee, select one of them to act as the chairperson of the Landscape Committee.

4. Conflicts of Interest. If any members of the Landscape Committee conclude that they have a conflict of interest or an appearance of fairness problem with respect to a matter pending before the Landscape Committee so that they cannot discharge their duties on the Landscape Committee, they shall disqualify themselves from participating in the deliberations and the decision-making process with respect to the matter.

5. Point of Contact. The Landscape Committee's primary point of contact is the District's manager.

6. Amendment. The District expressly reserves the right to amend, revise, redact, and/or repeal the Landscape Committee's authority granted in this Resolution in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the District. The foregoing shall specifically include, but not be limited to, the right to remove Landscape Committee members, increase the number of Landscape Committee Members, add to or reduce the authority of the Landscape Committee, eliminate the Landscape Committee or change the budget allocated to the Landscape Committee, all in the Board's sole and absolute discretion.

7. Severability. If any term or provision of this Resolution is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of the resolution or rules and regulations, as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

*[Signature page follows.]*

RESOLVED, ADOPTED AND APPROVED this 24<sup>th</sup> day of August, 2021.

LEYDEN ROCK METROPOLITAN DISTRICT



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Officer of the District

ATTEST:

Brett Vernon

Brett Vernon (Aug 26, 2021 14:05 MDT)

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Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law



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General Counsel to the District

Signature page to Resolution of the Board of Directors of Leyden Rock Metropolitan District  
Establishing a Landscape Committee