

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Monday, November 7, 2022 at 6:00 P.M. via  
Teleconference

**Attendance**

The special meeting of the Board of Directors of the Leyden Rock Metropolitan District, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

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

Also present: Ben Smith, District Manager, Katie Call, Operations Coordinator, CCMC.

**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**

Mr. Smith advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Smith 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. Mr. Smith noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Agenda**

The Board reviewed the agenda as presented. Following discussion, and an amendment to move the discussion regarding wayfinding signs to after the capital projects discussion, and then upon a motion

duly made and seconded, the Board unanimously approved the agenda.

**Public Comment**

Ron Hill provided comment regarding a petition circulating the Yule/Yucca open space to have nothing installed and/or built in that area.

**Discussion Regarding Capital Projects**

Updates were provided by Ascent Land Development, Board Members, and Management on the progress of the priorities that include drainage concerns, entry monuments, the 88<sup>th</sup> power line area, the pool area, emergency exits, and trails.

Christian Ardita then presented his survey of areas throughout the District that could be viable for some type of addition/update.

**District Management Matters**

Consider Approval of New Wayfinding Signs

Management presented information regarding updating the wayfinding signs. Following discussion, and then upon a motion duly made and seconded, the Board unanimously approved a not to exceed amount of \$1500 to purchase additional wayfinding signage.

**Director Matters**

None.

**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.

Scott J plummer  
Scott J plummer (Nov 19, 2022 22:32 MST)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 15th day of November, 2022.