

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, February 6 2024, at 6:00 P.M. at Leyden  
Rock Clubhouse, 17685 W 83<sup>rd</sup> Drive, Arvada, CO  
80007

**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:

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

Also present: Katie Call and Christine Ahern, District Managers, AdvanceHOA; 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 at 6:06 P.M.

**Conflict of Interest  
Disclosures**

No additional conflicts to disclose.

**Approval of Agenda**

Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

**Public Comment**

Ms. Shelton expressed gratitude towards the Board for their work.

Mr. Brown requested the Board focus on the benefits regarding the proposed trails system. Mr. Brown noted that feedback from all trails users will be considered from the trails presentation. Director Batsel-Stewart requested that Mr. Brown include addresses and neighborhoods for those who signed the petition. Director Vernon noted the upcoming presentation will be focused on listening to

community feedback.

**Capital Projects Discussion**

Discussion Regarding Trails Director Vernon suggested the Discussion take place after the Trails Community Meeting on February 8, 2024.

Discussion Regarding Metro District Tract Projects Major Vista:  
Ms. Cooley presented Architerra’s design plans. The Board engaged in discussion about the design plans. The design will be updated and a presentation for public comment will be scheduled.

Major Vista/Mudflow:  
Ms. Cooley provided an update regarding the drainage concerns in the area. Ms. Cooley noted drainage will need to be corrected and recommended to let the City address the concerns and utilize the landscape vendor to enhance the area.

Ms. Cooley presented the design plans for the 84<sup>th</sup> Ave Area. The Board engaged in discussion about the design plans. The design will be updated and a presentation for public comment will be scheduled.

Drainage Remediation:  
1. Multiple Locations - No updates.  
2. Winter Rock - Ms. Call noted the project is in process.

Discussion Regarding Entrance Projects Culebra Street Entrance:  
Ms. Cooley presented the design plans to the Board. The Board engaged in discussion about the design plans. The design will be updated and a presentation for public comment will be scheduled.

Yule Street Entrance:  
No update.

Discussion Regarding Park Enhancement Projects Westridge Park:  
No update.

Daybreak Park:  
No update.

**District Management Matters** None.

**Director’s Matters**

Discussion Regarding City of The Board engaged in discussion regarding the City of Arvada’s

Arvada's Emergency Evacuation Routes

Emergency Evacuation Routes. The Board will inform the City that the District does not endorse the findings and recommendations in the City's study.

Discussion Regarding Jellyfish lighting

Director Plummer noted a property with jellyfish lighting emitting colored lights. Director Plummer proposed prohibiting jellyfish lighting in the community. Following discussion, the Board deferred the matter to the next meeting.

**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 (Feb 29, 2024 11:02 MST)

---

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20<sup>th</sup> day of February 2024.