

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, January 2, 2024, at 6:00 P.M. at Leyden
Rock Clubhouse, 17685 W 83rd 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

Also present: Katie Call and Christine Ahern, District Managers, AdvanceHOA; and Michelle Horan, Loft & Blush Interiors.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:01 P.M.

**Conflict of Interest
Disclosures**

No additional conflicts to disclose.

Approval of Agenda

The Board reviewed the agenda. Director Vernon requested to remove the discussion of Capital Project Updates from the agenda, as there were no updates to discuss. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment

Mr. Brown requested an update regarding the Trails project. Mr. Brown noted he has been in contact with Anessa James with the City of Arvada who stated they were waiting for a submission. Mr. Brown noted his involvement with numerous local groups that are in support of the enhanced trail system and would volunteer to support efforts. Director Cunningham responded to Mr. Brown, noting the information about paved walkways is inaccurate. He noted that Architerra is working on the project and is working with

the City of Arvada for submission of the Trails project. Ms. Call noted she is working on coordinating an open house to be held regarding the Trails project.

District Management Matters

Consider Proposal from Loft & Blush for Clubhouse Refresh

Ms. Horan presented the proposal to the Board. The proposal included the replacement of tables, chairs, couches, and lighting, as well as the addition of design elements and feature walls. Director Vernon provided information to the Board regarding the funding for the project as well as financial planning for a reserve fund. Following discussion, upon a motion duly made and seconded, the Board approved the proposal in an amount not to exceed \$160,000 for the clubhouse refresh project. Director Cunningham abstained from voting on the matter.

Director’s Matters

Director Vernon noted that assessed valuations have been completed and he and Director Cunningham are working on recommendations on funding. Director Cunningham noted that he has inquired about accounting services from Pinnacle Group for accounting services.

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 (Jan 20, 2024 20:46 MST)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 16th day of January 2024.