

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Thursday, August 11, 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:

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

No Directors were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Ben Smith, District Manager, Katie Call, Operations Coordinator, Jessica Towles, Vice President, CCMC; and Lesanne Dominguez and Mark Taylor, The Architerra Group, Inc.

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.

Approval of Agenda

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

Public Comment

Residents Ron Hill, Amy Hill, Angela Johnson, and Meghan Volosin all made comments to the Board. Ron and Amy Hill made comments regarding capital projects. Angela Johnson made comments regarding the clubhouse rental policy. Meghan Volosin commented on concerns on her street.

Discussion with The Architerra Group, Inc. Regarding Capital Improvement Survey Results

Lesanne Dominguez presented results from the community survey and other information pertaining to the capital projects within the District. The Board made remarks that the timeline given needs to be reduced so the work is complete within the 36-month timeline that ends in October of 2024.

Other Business

Consider Approval of Changes to Pool and Clubhouse Use Policy

The Board reviewed the enclosure as presented. Following discussion, upon a motion duly made and seconded, the Board approved no change to the clubhouse rental policy regarding resident rental rates, 4-1. Vernon, Cunningham, Ardita, and Batsel Stewart voted yes. Plummer voted no.

Consider of Approval Amended and Restated Residential Improvement Guidelines and Site Restrictions

The Board reviewed the enclosure as presented. Following discussion, upon a motion duly made and seconded, the Board approved the amended and restated residential improvement guidelines and site restrictions with Option 1 as the paint guideline, 4-1. Vernon, Cunningham, Ardita, and Batsel Stewart voted yes. Plummer voted no.

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.



Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 23rd day of August, 2022.