

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, October 15<sup>th</sup>, 2024, at 6:00 P.M. via teleconference and at 17685 W. 83<sup>rd</sup> Dr., Arvada, CO

**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 Plummer  
Christian Ardita  
Jen Langhals  
Jeff Cunningham

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, AdvanceHOA, District Management; Angie Sherman, Keesen Landscape; Chris Woodley, Mountain Media Production, Co., LLC; 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 regarding 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**

Mr. Newton, who resides at 17008 W. 86<sup>th</sup> Avenue, noted his opposition to Jellyfish lighting in the neighborhood. Mr. Newton believes they would not be beneficial to the neighborhood.

Mr. Ashman, who is with the Arvada Area Horseman’s Association, informed the Board about a potential train station on the northwest corner of Highway 72 & Indiana. Mr. Ashman noted an upcoming public hearing on the matter regarding the zoning site. The zoning site would require ultra high-density housing of at least 5 stories tall, required b HB1313.

**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:

- a. Approval of Minutes from September 17<sup>th</sup>, 2024 Special Meeting
- b. Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2025.

**Legal Matters**

Consider Adoption of 2025 Annual Administrative Resolution

Ms. Murphy presented the 2025 Annual Administrative Resolution to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of Amended and Restated Public Records Request Policy

Ms. Murphy presented the Amended and Restated Public Records Request Policy to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the policy.

Discussion Regarding Document Inventory and Make a Final Determination for Remediation of District Documents

Ms. Murphy engaged in discussion with the Board and the Board determined to keep the current documents as posted on the District’s website.

Discussion and Consider Adoption of Resolution Calling May 6, 2025

Ms. Murphy presented the Resolution Calling May 6, 2025 Election to the Board. The Board engaged in discussion regarding SB233, HB1001, and a TABOR election. Following discussion, the Board

Election	determined to defer this item to the November meeting.
Discussion regarding Crime Coverage increasing to \$100,000	Ms. Murphy engaged in discussion with the Board regarding an increase in crime coverage to \$100,000. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the increase.
Other Legal Matters	None.

**Financial Matters**

Consider Approval of Payables/Financials      Director Cunningham presented the Schedule of Cash Position and Claims in the amount of \$52,098.80. Following discussion, upon a motion duly made and seconded the Board unanimously approved the schedule of cash position and claims.

Discussion and Consider Approval of Proposals for Accounting Services      Director Cunningham presented proposals from Pinnacle and AdvanceHOA to the Board for accounting services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Pinnacle subject to final review by Directors Vernon and Cunningham.

Discussion and Consider Approval of Fourth Amended and Restated Resolution Concerning the Imposition of an Operations Fee      Ms. Murphy presented the Fourth Amended and Restated Resolution Concerning the Imposition of an Operations Fee to the Board. Following discussion, the Board deferred this resolution.

Conduct Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolution Amending 2024 Budget      The public hearing on the 2024 Budget Amendment was opened. Ms. Murphy noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

The Board reviewed the Resolution Amending the 2024 Budget. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the General Fund to \$2,100,000.

Discussion Regarding Reserve Levels for All Budgets and Funds      The Board engaged in discussion regarding an operations and maintenance reserve fund of two months worth of operating expenses. The Board requested the 2025 budget show: \$280,000 in Operational Reserves, \$80,000 in Replacement Reserves, and \$360,000 left in Ending Fund Balance. The Board requested to move the reserve funding from the Special Revenue Fund to the General Fund in the amount of \$68,100.

Conduct Public Hearing on 2025 Budget and Consider Adoption of Resolution Adopting 2025 Budget and Appropriating Funds

The public hearing was opened on the proposed 2025 Budget. Ms. Murphy noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. Director Plummer noted that this is rotten and there is a lack of transparency regarding the budget hearing because it was not included in the Hogback Hearld.

The Board reviewed the 2025 Budget Resolution. Following discussion, upon a motion duly made and seconded, the Board adopted the resolution adopting the 2025 Budget, appropriating funds therefor as shown in the 2025 Budget, subject to receipt of final assessed valuation. Director Plummer voted against the adoption of the resolution.

Other Financial Matters

None.

### **District Management Matters**

District Manager's Report

Ms. Call presented the report to the Board.

Consider Approval of Renewal of Independent Contractor Agreement with Advantage Pest Management

Ms. Call presented the Renewal of Independent Contractor Agreement with Advantage Pest Management to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the renewal.

Discussion and Consider Approval on Landscape Proposed Filing 1 Trail Repair

Ms. Call presented the Landscape Proposed Filing 1 Trail Repair to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved.

Discussion and Consider Approval on Landscape Proposal Clubhouse Rose Maintenance

Ms. Call presented the Landscape Proposal Clubhouse Rose Maintenance to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the proposal. Director Cunningham voted against approval of the proposal.

Discussion and Consider Approval for Architectural Open Space Gate Request

Ms. Call presented the Architectural Open Space Gate Request to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the request.

Discussion and Consider Approval for Guideline

Ms. Call presented the Guideline Update Lighting/Jellyfish Lights to the Board. Following discussion, the Board requested Ms. Call to

Update Lighting/Jellyfish Lights	work with Ms. Smith.
Discussion and Consider Approval for Guideline Update Railings	Ms. Call presented the Guideline Update Railings to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the update and for Ms. Call to work with Ms. Smith. Director Plummer voted against the approving of the guideline update.
Discussion for 2025 Board Meeting Dates	Ms. Call engaged in discussion with the Board regarding 2025 meeting dates. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the same schedule as 2024.
Other Management Matters	None.

**Capital Projects Discussion**

Consider Approval of Change Order with CCE	Ms. Call presented the Change Order with CCE to the Board. Ms. Call noted permit and licenses fees that were not included. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the change order in the amount of \$2,126.93.
Other Capital Project Matters	<p>Director Vernon provided an update to the Board regarding The Architerra Group. Director Vernon noted plans to be submitted to the City of Arvada.</p> <p>Director Lenghals requested an update from Ms. Cooley regarding the overall project, deliverables, and dates.</p>

**Director’s Matters**

Discussion Regarding Mountain Bike Trail Presentation to City Council	Director Vernon noted communication from Mr. Brown regarding construction in Barbara Gulch including trails and the cell phone tower. Mr. Brown provided his presentation to the Arvada City Council on October 14 <sup>th</sup> and is asking the District to join him in a joint request to construct trails within the District.
Discussion Regarding Board Liaisons	Director Vernon requested set rules regarding how the liaisons work with the District Manager and noted that Ms. Call needs to determine her capacity for District tasks.

Wi-Fi in the Clubhouse      Director Vernon noted issues with the Wi-Fi in the clubhouse and noted it is being worked on.

Other Director's 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 \(Dec 12, 2024 13:54 MST\)](#)

---

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 19<sup>th</sup> day of November, 2024.