

**LEYDEN ROCK METROPOLITAN DISTRICT**

**SPECIAL MEETING**

via Teleconference

Tuesday, November 7, 2023 at 6:30 P.M.

<https://leydenrocklife.com/>

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Brett Vernon, President	Term to May 2027
Scott J. Plummer, Secretary	Term to May 2027
Jeff Cunningham, Treasurer	Term to May 2025
Christian Ardita, Assistant Secretary	Term to May 2025
Tanis Batsel Stewart, Assistant Secretary	Term to May 2025

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<https://us06web.zoom.us/j/82112333901?pwd=c0JRbDZpdDArejZ1clR0QVZCa2VpZz09>

Meeting ID: 821 1233 3901

Passcode: 216572

Call-in Number: 1-720-707-2699

**NOTICE OF SPECIAL MEETING AND AGENDA**

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District on items not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Capital Projects Discussion
  - a. Discuss and Consider Award of Winter Rock Project (**enclosures**)
6. District Management Matters
  - a. Discuss and Consider Approval of Proposed 2023 Tree Care Services (**enclosure**)
  - b. Discuss and Consider Approval of Proposed 2024 Tree Care Services (**enclosure**)
  - c. Discussion Regarding 2024 Operating Budget Options
7. Director’s Matters
8. Other Business
  - a. Discussion Regarding Contract with Wendy Fetterolf
9. Adjourn

**2023 Regular Meetings**

January 17; February 21; March 21; April 18; May 16; June 20; July 18; August 15; September 19; October 17; November 21; and December 19 at 6:00 p.m. via teleconference.





LEYDEN ROCK  
METROPOLITAN DISTRICT







**LEYDEN ROCK**  
METROPOLITAN DISTRICT

Over the course of several months, the Keesen team has narrowed down a proposed plan that includes amending the soil and installing a river rock bed with ornamental grasses spaced throughout. Keesen will prep the entire area between the walk and street with new organics, smooth the grade, and fix the remaining erosion as part of this scope of work. The recommendation for amending the entire area is to encourage the best root growth and plant life where plants are proposed to be installed. Also, if in the future additional plant material is proposed to be installed, it would be relatively simple and much lower in cost. Ideas of those things could be anything from adding a few deciduous trees, some larger boulders, more plants, or even placing white cobblestone in some sort of additional pattern to break up the river rock.

The time Keesen dedicates to string trim and mow this band will be traded for time to weed the rock bed and cut the ornamental grasses one time a year – there would be no change to the contract maintenance agreement.

The project was dubbed as Winter Rock because the work is proposed to take place during the winter months between November and March. The proposed costs have been discounted by Keesen because the crew would work around the weather.

<b><u>2023 Winter Rock</u></b>	<b><u>Cost</u></b>	<b><u>Total Sq Ft</u></b>
<b>Section A: Rock Only</b>	\$ 32,525.00	4,274
<b>Section B: Rock Only</b>	\$ 137,720.00	17,163
<b>Total</b>	<b>\$ 170,245.00</b>	



*\*At the time this enclosure was drafted, no other bids were received. Proposals received will be included for discussion and approval consideration at the meeting.*







August 16, 2023

WORK ORDER #99327

## **PROPOSAL FOR**

**KATIE CALL  
ADVANCED HOA MANAGEMENT  
LEYDEN ROCK METROPOLITAN DISTRICT  
W. 82ND AVENUE & LEYDEN ROCK DRIVE  
ARVADA, CO 80007**

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to [service@keesenlandscape.com](mailto:service@keesenlandscape.com) or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

## **DESCRIPTION OF WORK TO BE PERFORMED**

2023 Winter Parkway Project - Section A: Rock Only

**Leyden Rock Parkway - Native Area Conversion to Landscape**

**Area between Yule and Yucca**

This proposal is to convert what was designed to be native grasses in the approximately 10' wide area between the street and sidewalk to a simple managed landscape area. The reasons for improving these sections are primarily:

- Erosion is heavy because seeding hasn't taken or been sustained so a significant portion of soil washes out potentially leading to numerous short and long term issues
- Seed is struggling and will continue to struggle because there is no irrigation to provide any supplemental water in times of prolonged absence of rainfall plus salt damage from snow removal activity
- Difficult to maintain to an acceptable standard due to numerous factors

This will be all rock beds with 1 1/2" river rock with ornamental grasses spaced throughout. These new rock beds will have drip irrigation for the plants. The entire area will be amended with new soil in order to fix grading issues from erosion as well as enrich all of the soil in the event more plants are installed in open areas at a later time.

Scope of work is extensive and will include the following:

- Preparation including rough grade and cleaning of rock
- Tilling of all work area including addition of amendment for plant growth
- Installation of irrigation
- Installation of weed barrier fabric
- Installation of ornamental grasses in rock bed

- Installation of river rock in rock bed sections

Budget for the installation and wiring of new zone valves is included in this proposal. A change order would only be necessary if there was an issue preventing the wiring of new valve(s) being completed due to damaged or missing control wires or other significant irrigation variances not anticipated/known.

\*Pricing for this project is discounted for installation between 11/1 of 2023 and 3/1 of 2024. There is also a budget for watering of the new grasses to help establish those while the water is off till spring\*

**TLEYDEN ROCK METROPOLITAN DISTRICT  
WORK ORDER DETAILS WITH HOURS**

INCLUDED SERVICES	QTY	UNIT PRICE	EXT. PRICE
<b>LRP Native to Landscape Section #1</b>			
Amended Topsoil	20.00	\$85.80	\$1,716.05
Irrigation Parts	750.00	\$2.00	\$1,496.55
Grass, Feather Reed	120.00	\$83.31	\$9,996.97
Local River Rock 1.5"	80.00	\$100.27	\$8,021.52
Landscape Fabric Roll 12' X 300', roll 3,600 sf	7200.00	\$0.12	\$879.84
Rototiller	16.00	\$19.43	\$310.95
Tractor	16.00	\$35.34	\$565.36
Labor, Enhancement	120.00	\$71.84	\$8,620.53
Delivery/Disposal	750.00	\$1.20	\$902.63
Supplemental Watering Per Hour - Kit	32.00	\$108.94	\$3,486.06
<b>SUBTOTAL:</b>			<b>\$35,996.46</b>

<b>SUBTOTAL :</b>	<b>\$35,525.00</b>
<b>SALES TAX :</b>	<b>\$0.00</b>
<b>TOTAL :</b>	<b>\$35,525.00</b>

**Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.**

**Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.**

**Force Majeure and Delays**

**Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.**

By \_\_\_\_\_  
Angie Sherman

Date 8/16/2023  
\_\_\_\_\_

**Keesen Landscape Management,  
Inc.**

By \_\_\_\_\_

Date \_\_\_\_\_

**ADVANCED HOA  
MANAGEMENT**

as Agent for

LEYDEN ROCK  
METROPOLITAN DISTRICT

**Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done at a time and materials rate of \$68.00 per man hour.**





August 16, 2023

WORK ORDER #99326

**PROPOSAL FOR**

KATIE CALL  
ADVANCED HOA MANAGEMENT  
LEYDEN ROCK METROPOLITAN DISTRICT  
W. 82ND AVENUE & LEYDEN ROCK DRIVE  
ARVADA, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to [service@keesenlandscape.com](mailto:service@keesenlandscape.com) or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

**DESCRIPTION OF WORK TO BE PERFORMED**

2023 Winter Parkway Project - Section B: Rock Only

**Leyden Rock Parkway - Native Area Conversion to Landscape:**

Area from Yule down the hill to the crosswalk at 85<sup>th</sup>

This proposal is to convert what was designed to be native grasses in the approximately 10' wide area between the street and sidewalk to a simple managed landscape area. The reasons for improving these sections are primarily:

- Erosion is heavy because seeding hasn't taken or been sustained so a significant portion of soil washes out potentially leading to numerous short and long term issues
- Seed is struggling and will continue to struggle because there is no irrigation to provide any supplemental water in times of prolonged absence of rainfall plus salt damage from snow removal activity
- Difficult to maintain to an acceptable standard due to numerous factors

This will be all rock beds with 1 1/2" river rock with ornamental grasses spaced throughout. These new rock beds will have drip irrigation for the plants. The entire area will be amended with new soil in order to fix grading issues from erosion as well as enrich all of the soil in the event more plants are installed in open areas at a later time.

Scope of work is extensive and will include the following:

- Preparation including rough grade and cleaning of rock
- Tilling of all work area including addition of amendment for plant growth

- **Installation of irrigation**
- **Installation of weed barrier fabric**
- **Installation of ornamental grasses in rock bed**
- **Installation of river rock in rock bed sections**

**Budget for the installation and wiring of new zone valves is included in this proposal. A change order would only be necessary if there was an issue preventing the wiring of new valve(s) being completed due to damaged or missing control wires or other significant irrigation variances not anticipated/known.**

**\*Pricing for this project is discounted for installation between 11/1 of 2023 and 3/1 of 2024. There is also a budget for watering of the new grasses to help establish those while the water is off till spring\***

<b>Sale</b>	<b>\$137,720.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$137,720.00</b>

**LEYDEN ROCK METROPOLITAN DISTRICT  
WORK ORDER SUMMARY**

<b>INCLUDED SERVICES</b>	<b>SALES TAX</b>	<b>TOTAL COST</b>
LRP Native to Landscape Section #2	\$0.00	\$137,720.00
	<b>\$0.00</b>	<b>\$137,720.00</b>

**Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.**

**Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.**

**Force Majeure and Delays**

**Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.**

By \_\_\_\_\_  
Angie Sherman

Date 8/16/2023  
\_\_\_\_\_

**Keesen Landscape Management,  
Inc.**

By \_\_\_\_\_

Date \_\_\_\_\_

**ADVANCED HOA  
MANAGEMENT**

as Agent for

**LEYDEN ROCK  
METROPOLITAN DISTRICT**

**Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done on a time and materials basis at contracted rates.**





**MEMORANDUM**

To: Board of Directors

From: Katie Call, Community Manager

Date: October 27, 2023

Re: Recommendations for Tree Care Maintenance, 2023

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Early this year, Leyden Rock partnered with Preservation Tree Care to provide an inspection and evaluation of the common area trees in the community. Based on the findings from Preservation’s onsite spring visits, recommendations were made on how to provide care and manage plant material moving forward. Recommendations include watering practices, fertilization, and pest control.

Below is a list of services to consider completing this year in 2023, in order of importance.

	<b>Preservation</b>
Essential Watering	\$ 23,133.00
Foliar Spray- Transfilm	\$ 18,348.00
Fall Fertilization	\$ 23,132.00
<b>TOTAL</b>	<b>\$ 64,613.00</b>

**Proposal For**

**Leyden Rock C/O Advance HOA**  
17685 W 83rd Dr  
Arvada, CO 80007

main: 303 518 6815  
[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)

**Location**

**17685 W 83rd Dr**  
Arvada, CO 80007

**Terms**

Due upon Completion of Work

Updated Tree care 23 -LRMD

ACCEPT	ITEM DESCRIPTION	TOTAL NUMBER OF TREES	TREE SPECIES	PEST/DISEASE	ASSET LOCATION	AMOUNT	CONTRACT TOTAL
<input checked="" type="checkbox"/>	<b>1) Essential Watering</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">Recommended</span> All Trees  Application of Essential Water including earthworm castings, humates, kelp, yucca, as well as beneficial bacteria and fungi for salt mitigation, clay breakup, water penetration, absorption and nutrient uptake.				Nov and Dec	\$ 23,133.00	\$ 23,133.00
<input checked="" type="checkbox"/>	<b>2) Foliar Spray - Transfilm</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">Recommended</span> All evergreens  Foliar application of Transfilm to effectively reduce water loss for winter protection of evergreens	1529			Nov and Feb	\$ 18,348.00	\$ 18,348.00
<input checked="" type="checkbox"/>	<b>7) Fall Fertilization</b>				Oct-Dec	\$ 23,132.00	\$ 23,132.00





Preservation Tree Care  
2309 W. Oxford Ave  
Sheridan, CO. 80110

Proposal #21444

Created: 10/09/2023

Start Date: 08/01/2023

End Date: 12/31/2023

From: Matt Shepayo

**Recommended**

All Trees

Fall deep root fertilization with macro and micro nutrients, wetting agents, sugars and beneficial organisms.

**Client Notes**

If planting is desired for 2023, we can check to see the quality of stock at the nurseries and advise.

Mulch rings should be installed around every tree - if Keeson cannot manage this let us know and we will get a price together for it.

*All work will be completed in accordance with specifications contained within ANSI A300. Balances not paid by the due date are subject to late fees.*

*Ever-Green Clause: To help maintain a vibrant and healthy landscape, your insect and disease management services are considered continuous. This means that your program will remain in our calendar and automatically renew each year, ensuring ongoing professional care for your property. You can, of course, cancel at any time by contacting us.*

*Our Unconditional Guarantee:*

*Should our service fall short of your expectations, please contact us immediately and we will do everything we can to make it right!*

**Signature**

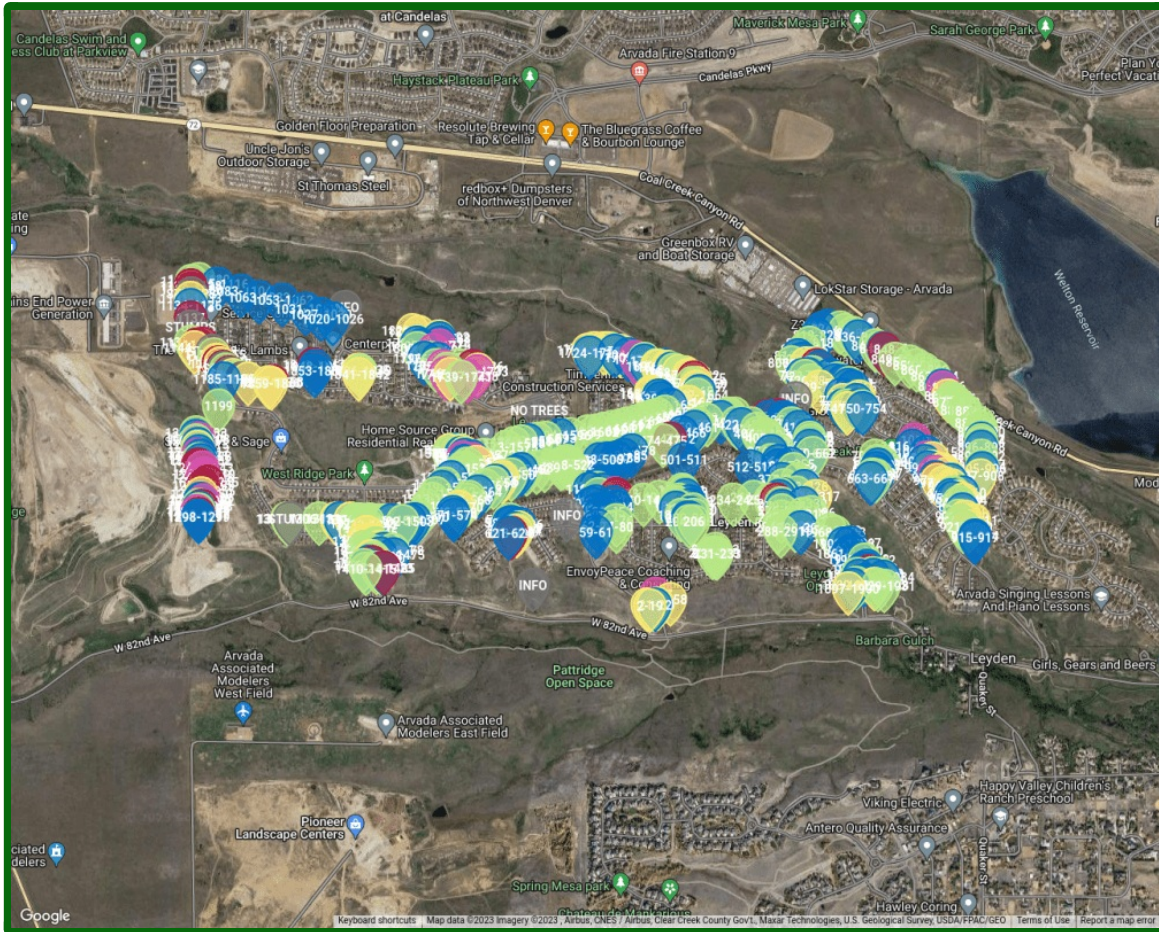
x





Date:

Please sign here to accept the terms and conditions







ID	DESCRIPTION	COLOR
1	Honey locust, 3", 12', dead tips + drought + no irrigation	
2-19	(18) upright junipers, 2-4", 6-10', desiccation + drought stress	
20	Hackberry, 2", 10'	
		



**MEMORANDUM**

To: Board of Directors

From: Katie Call, Community Manager

Date: October 27, 2023

Re: Recommendations for Tree Care Maintenance, 2024

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Early this year, Leyden Rock partnered with Preservation Tree Care to provide an inspection and evaluation of the common area trees in the community. Based on the findings from Preservation’s onsite spring visits, recommendations were made on how to provide care and manage plant material moving forward. Recommendations include watering practices, fertilization, and pest control.

Proposals for recommended annual maintenance services were requested from Preservation Tree Care and our landscape vendor, Keesen. Both proposals were comparable in estimated costs for annual services. The recommendation is to utilize the company considered experts in tree care, Preservation Tree Care, when considering 2024 maintenance service to the common area trees.

	<b>Preservation</b>
Essential Watering	\$ 42,266.00
Foliar Spray- Transfilm	\$ 36,696.00
IPM Visit	\$ 4,995.00
Spring Fertilization	\$ 23,132.00
Fall Fertilization	\$ 23,132.00
	\$ 130,221.00

**Proposal For**

**Leyden Rock C/O Advance HOA**  
17685 W 83rd Dr  
Arvada, CO 80007

main: 303 518 6815  
[katie.call@advancehoa.com](mailto:katie.call@advancehoa.com)

**Location**

**17685 W 83rd Dr**  
Arvada, CO 80007

Tree care 23 -Leyden Rock Metro District

**Terms**

Due upon Completion of Work

ACCEPT	ITEM DESCRIPTION	TOTAL NUMBER OF TREES	TREE SPECIES	PEST/DISEASE	ASSET LOCATION	AMOUNT	CONTRACT TOTAL
<input checked="" type="checkbox"/>	<b>1) Essential Watering</b> <i>Recommended</i> All Trees  Application of Essential Water including earthworm castings, humates, kelp, yucca, as well as beneficial bacteria and fungi for salt mitigation, clay breakup, water penetration, absorption and nutrient uptake.				Nov and Dec	\$ 23,133.00	\$ 46,266.00
<input checked="" type="checkbox"/>	<b>2) Foliar Spray - Transfilm</b> <i>Recommended</i> All evergreens  Foliar application of Transfilm to effectively reduce water loss for winter protection of evergreens	1529			Nov and Feb	\$ 18,348.00	\$ 36,696.00
<input checked="" type="checkbox"/>	<b>3) IPM Visit</b> <i>Recommended</i>				July	\$ 4,995.00	\$ 4,995.00





All trees

Provide a sustainable approach to managing pests by combining biological, cultural, physical and chemical tools in a way that minimizes health, environmental and economic risks. This service entails a thorough examination of all trees followed with recommendations for further treatment options if needed.



**6) Spring Fertilization**  
*Recommended*  
 All Trees

Apri-June 2024    \$ 23,132.00    \$ 23,132.00

Spring deep root fertilization with macro and micro nutrients, wetting agents, humates and beneficial organisms.



**7) Fall Fertilization**  
*Recommended*  
 All Trees

Oct-Dec    \$ 23,132.00    \$ 23,132.00

Fall deep root fertilization with macro and micro nutrients, wetting agents, sugars and beneficial organisms.





**Preservation Tree Care**  
 2309 W. Oxford Ave  
 Sheridan, CO. 80110

**Proposal #21624**  
 Created: 10/31/2023  
 Start Date: 01/01/2024  
 End Date: 12/31/2024  
 From: Matt Shepayo

*All work will be completed in accordance with specifications contained within ANSI A300. Balances not paid by the due date are subject to late fees.*

*Ever-Green Clause: To help maintain a vibrant and healthy landscape, your insect and disease management services are considered continuous. This means that your program will remain in our calendar and automatically renew each year, ensuring ongoing professional care for your property. You can, of course, cancel at any time by contacting us.*

*Our Unconditional Guarantee:  
 Should our service fall short of your expectations, please contact us immediately and we will do everything we can to make it right!*

**Signature**

x

Date:

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Please sign here to accept the terms and conditions

