

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, December 17<sup>th</sup>, 2024 at 6:00 p.m., via teleconference.

**Attendance**

The special meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Brett Vernon  
Scott J. Plummer  
Jeff Cunningham  
Christian Ardita  
Jen Langhals

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron; Katie Call, AdvanceHOA, District Management; 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**

None.

## **Other Business**

Executive Session of the Board of Directors for the purpose of discussing personnel matters with an attorney for the District as they relate to Leyden Rock Metropolitan District pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes

Upon a motion duly made and seconded, followed by an affirmative vote of at least two-thirds of the quorum present, the Board entered into executive session at 6:02 p.m. for the purpose of discussing personnel matters with an attorney for the District as they relate to Leyden Rock Metropolitan District pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Also pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Board reconvened in regular session at 6:24 p.m.

Executive session of the Board of Directors for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with an attorney for the District as it relates to two easements requested from the Jefferson Public Highway Authority pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), Colorado Revised Statutes

Upon a motion duly made and seconded, followed by an affirmative vote of at least two-thirds of the quorum present, the Board entered into executive session at 6:24 p.m. for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with an attorney for the District as it relates to two easements requested from the Jefferson Public Highway Authority pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), Colorado Revised Statutes.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Also pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Board reconvened in regular session at 6:39 p.m.

## **Legal Matters**

Discussion and Consider Adoption of Resolution Calling May 6, 2025 Election Ms. Murphy presented the Resolution Calling May 6, 2025 Election to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Other Legal Matters None.

### **Financial Matters**

Consider Approval of Payables/Financials Director Cunningham reviewed the September 30, 2024 Unaudited Financial Statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the September 30, 2024 Unaudited Financial Statements.

### **District Management Matters**

District Manager's Report Ms. Call presented the report to the Board. The Board requested the Monument Signs project be added to the ongoing projects list.

Consider Approval of Agreement with Bedrock LLC for Pool Shade Installation for 2025 Ms. Call presented the agreement with Bedrock LLC for Pool Shade Installation for 2025 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of Independent Contractor Agreement with Preservation Tree Care for Tree Care Maintenance Services Ms. Call presented the Independent Contractor Agreement with Preservation Tree Care for Tree Care Maintenance Services to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the agreement. Director Cunningham voted against approval of the agreement.

Other Management Matters

### **Capital Projects Discussion**

Other Capital Project Matters Director Vernon noted we are waiting for comments from the City of Arvada regarding the Parks project. The Board requested legal counsel to contact Ms. Cooley regarding bids on string of pearls.

### **Director's Matters**

Other Director's Matters None.

### **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:

- Minutes from November 20<sup>th</sup>, 2024 Special Meeting;
- Minutes from December 3<sup>rd</sup>, 2024 Special Meeting;
- Requisition No. 21 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) refunding and Improvement Bonds, Series 2021;
- Facilities Agreement with Jeffco Public Schools; and
- Contract with Equalized Productions

**Adjourn**

There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded, and unanimously carried, the Boards 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 \(Jan 25, 2025 15:53 MST\)](#)

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Secretary for the Meeting

The foregoing minutes were approved on the 21<sup>st</sup> day of January, 2025.