

LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

Via Teleconference &

17685 W. 83rd Dr., Arvada, Colorado

Tuesday, January 13th, 2026 at 6:00 PM

<https://leydenrocklife.com/>

Board of Directors:

Brett Vernon, President

Term to May 2027

Scott J. Plummer, Secretary

Term to May 2027

Jeff Cunningham, Treasurer

Term to May 2029

Christian Ardita, Assistant Secretary

Term to May 2029

Robert Betts, Assistant Secretary

Term to May 2029

Join Zoom Meeting:

<https://us06web.zoom.us/j/85489291320?pwd=Zba4KHOJfaDMo5wa6u8zdbP3n7cSFR.1>

Meeting ID: 854 8929 1320

Passcode: 015315

Call-in Number:+1-646-931-3860

NOTICE OF REGULAR 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. Consent Agenda
 - a. Approval of Minutes from December 16, 2025 Regular Meeting (**enclosure**)
 - b. Approval of Resolution Designating Meeting Notice Posting Location (**enclosure**)
 - c. Approval of Third Amended and Restated Resolution Establishing Architectural Review Committee (**enclosure**)
 - d. Ratification of Special District Disclosure Notice Pursuant to §32-1-809, C.R.S. (**enclosure**)
 - e. Ratification of Independent Contractor Agreement with Matt Greenwaldt d/b/a Matt G Comedy for Entertainment Services on January 24, 2026 (**enclosure**)

6. Financial Matters
 - a. Consider Approval of Payables/Financials (**enclosure**)
 - b. Other Financial Matters

7. District Management Matters
 - a. District Manager's Report (**enclosure**)
 - b. Facilities and Lifestyle Report (**enclosure**)
 - c. Discussion on ARC Guidelines for Generators (**enclosure**)
 - d. Discussion on Bus Stop Snow Removal
 - e. Discussion and Consider Approval of 2026 Pool Vending Machine Delivery Cost
 - f. Other Management Matters

8. Legal Matters
 - a. Consider Approval of Independent Contractor Agreement with AdvanceHOA Management (**enclosure**)
 - b. Other Legal Matters

9. Capital Projects Discussion
 - a. Update on Trails
 - b. Other Capital Projects Matters

10. Director's Matters
 - a. Discussion Regarding LeydenReady Update
 - b. Consider Approval of Proposal from Architerra Group for Construction Administration (**enclosure**)
 - c. Other Director's Matters

11. Other Business

12. Adjourn