

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, September 17th, 2024, at 6:00 P.M. via teleconference and at 17685 W. 83rd 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

Director Cunningham was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Jackie Casas, AdvanceHOA, District Management; and Angie Sherman, Keesen Landscape.

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.

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 August 20th, 2024 Special Meeting
- b. Approval of Agreement with Tay's Esthetics LLC d/b/a Taylor Rose Beauty for Fall Fest Hair Art Services
- c. Approval of Agreement with Sherri MacLean d/b/a Fantastic Facepainting for Glitter Tattoo & Stilt Walker Services
- d. Approval of Agreement with Midland Marketing Inc. d/b/a Fun Services Inc. for Event Rental Services for September 21, 2024
- e. Ratification of Agreement for Design Development and Construction with The Architerra Group
- f. Ratification of Agreement for 2024 Holiday Lights with Mile High Lights
- g. Ratification of Agreement for 2024-2025 Snow Removal Services with Keesen Landscape Management
- h. Ratification of Keesen Landscape Management Work Order # 109747 for Various Bed Cleanups and Plantings
- i. Ratification of Keesen Landscape Management Work Order # 109561 for Filing 5 Trail Storm Restoration
- j. Ratification of Keesen Landscape Management Work Order # 109160 for Filing 3 Trail Restoration
- k. Ratification of Keesen Landscape Management Work Order # 109139 for Fall Flowers
- l. Consider Ratification of Requisition No. 18 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) refunding and Improvement Bonds, Series 2021
- m. Ratification of Option and Ground Lease Agreement with Crown Castle

Legal Matters

Consider Adoption of Resolution Regarding Policies, Procedures, and Penalties for the Enforcement of the Governing Documents Ms. Murphy presented the Resolution Regarding Policies, Procedures, and Penalties for the Enforcement of the Governing Documents to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution subject to final legal review.

Discussion regarding Loft and Blush Contract Ms. Murphy engaged in discussion with the Board regarding the contract with Loft and Blush. The Board offered to increase compensation at the previous Board meeting, but Loft and Blush declined.

Other Legal Matters None.

Financial Matters

Consider Approval of Payables/Financials The Board reviewed the Claims in the amount of \$12,802.81. Following discussion, upon a motion duly made and seconded the Board unanimously approved the claims.

Other Financial Matters Director Vernon noted that Director Cunningham, Ms. Call and Director Vernon discussed the 2025 budget including the establishment of a capital reserve general ledger amount with a bank account.

District Management Matters

District Manager's Report Ms. Call presented the report to the Board.

Discussion and Consider Approval of Filing 1 Trail Restoration and Drain Ms. Call and Ms. Sherman presented the Filing 1 Trail Restoration and Drain to the Board. The Board deferred this item.

Discussion Regarding Clubhouse Rental Deposit for Baby Shower Ms. Call presented the matter to the Board. Ms. Call noted she returned the deposit due to the baby arriving early. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the return of deposit.

Other Management Matters None.

Capital Projects Discussion

Other Capital Project Matters

It was noted the Board would cancel the October 1st Capital Projects meeting.

Director’s Matters

Discussion Regarding Temporary Irrigation on W. 84th Trail

The Board engaged in discussion with Ms. Call. Ms. Call noted this project is ongoing. The Board deferred this matter.

Discussion Regarding Jellyfish Lighting

Ms. Call presented noting this is to be discussed at the next Board meeting.

Other Director’s Matters

Director Ardita gave the residents a friendly reminder that clover is to be maintained and to be considerate of neighbors.

Director Plummer inquired about hiring a new accounting firm. Director Vernon noted that requests for proposal would go out prior to the next meeting, with a new accountant slated to begin in January 2025.

Director Vernon noted his presentation to the City Council for the access road for the new cell phone tower location.

Other Business

The Board engaged in discussion regarding the 5.25% revenue limitation in HB24B-1001. The Board engaged in discussion regarding a May 2025 or November 2025 Election.

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 (Oct 18, 2024 16:45 MDT)
Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 15th day of October, 2024.