

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, September 16th, 2025, at 6:00 P.M. via
teleconference

Attendance

The regular 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:

Scott J. Plummer
Jeff Cunningham
Christian Ardita
Robert Betts

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

Also present: Megan J. Murphy, Esq., WBA, PC, District General Counsel; and Katie Cooley, Ascent Land Development.

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 presented.

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:

- Minutes from August 19, 2025 Regular Meeting;
- Independent Contractor Agreement with Fireside Santa, LLC for 2025 Santa Appearances;
- Independent Contractor Agreement with Grins and Giggles for 2025 Mrs. Claus Appearances;
- Independent Contractor Agreement with Keesen Landscape for 2025-2026 Snow Removal Services;
- Independent Contractor Agreement with Sherri MacLean d/b/a Fantastic Facepainting for Facepainting Services for September 20, 2025;
- Independent Contractor Agreement with Midland Marketing d/b/a Fun Services for Game Rental Services for September 20, 2025;
- Independent Contractor Agreement with Matt Greenwaldt d/b/a Matt G Comedy for Entertainment Services for September 13, 2025;
- 2024 Supplemental Annual Report; and
- 2026 Community Partnership Program

Financial Matters

Consider Approval of Payables/Financials Ms. McFarland presented the Claims dated August 9, 2025 through September 8, 2025 in the amount of \$17,886.09 and Profit and Loss Budget dated January through July 2025 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims and profit and loss budget.

Other Financial Matters None.

District Management Matters

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

Consider Approval of Proposal for a Pool Cover for Wader Pool Director Ardita presented the proposal for a pool cover for the wader pool to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of 2026 Services with Advantage Pest Management for Pest Control at Clubhouse Pool Ms. Murphy presented the proposal for 2026 Services with Advantage Pest Management for Pest Control at the Clubhouse/Pool to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Advantage Pest Management for pest control.

Consider Approval of Proposal from Lee Design Group for 2026 Design Review Services Ms. Murphy presented the proposal from Lee Design Group for 2026 Design Review Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Lee Design Group.

Consider Approval of Proposal from Bedrock LLC for Removal and Installation of Sunshades at the Clubhouse Ms. Murphy presented the proposal from Bedrock LLC for Removal and Installation of Sunshades at the Clubhouse to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Bedrock LLC.

Other Management Matters None.

Legal Matters

Other Legal Matters None.

Capital Projects Discussion

Update Regarding Capital Projects Parks Plans None.

Consider Approval of Proposal and Award Contract to Hall Landscape Contractors for District Landscape Improvements Ms. Cooley presented the proposal from Hall Landscape Contractor for District Landscape Improvements to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and awarded the contract to Hall Landscape Contractors for District Landscape Improvements.

Consider Approval of Proposal from CMS Environmental Solutions for Stormwater Consulting Services Ms. Cooley presented the proposal from CMS Environmental Solutions for Stormwater Consulting Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal, in the initial amount of up to \$5,000 to start and the District may supply landscaping funds.

Other Capital Projects Ms. Cooley noted she is continuing to follow up with the City of
Matters Arvada regarding final land approval.

Director Betts noted he met with Kimley Horn and the City of Arvada regarding the trail plan. Director Betts noted the City's concerns regarding crusher fines. The City of Arvada has requested the District provide a maintenance plan for the crusher fines. Director Betts will collaborate with Ms. Call and Ms. Cooley to prepare the plan. Director Betts requested legal counsel to prepare the maintenance agreement once the maintenance plan is finalized.

Director's Matters

Other Director's Matters Director Betts noted the Capital Reserve Study has been received and the results are being reviewed.

Director Plummer noted he will meet with Ms. Call to discuss paint colors with Director Cunningham.

Director Ardita noted that he and Director Vernon have been working to create an emergency preparedness document for the public.

Other Business

Discuss and Confirm The Board determined to hold the Budget Hearing Meeting on
Budget Hearing Meeting November 18th.
on October 21st or
November 18th

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 (Mar 18, 2026 15:14:17 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 21st day of October, 2025.