

LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

17685 W. 83rd Drive, Arvada, Colorado

& Via Teleconference

Tuesday, October 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=Zba4KH0JfaDMo5wa6u8zdbP3n7cSFR.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 August 20, 2026 Special Meeting (**enclosure**)
 - b. Approval of Minutes from September 8, 2026 Regular Meeting (**enclosure**)
 - c. Ratification of Independent Contractor Agreement with Leap of Faith for Petting Zoo Services (**enclosure**)
 - d. Ratification of Independent Contractor Agreement with Broken Spoke LLC for 2026 Fall Fest (**enclosure**)
 - e. Ratification of Independent Contractor Agreement with Mile High Lights for Holiday Light Display (**enclosure**)

- f. Ratification of Independent Contractor Agreement with Keesen Landscape Management, Inc. for 2026-2027 Snow Removal Services (**enclosure**)
 - g. Ratification of Independent Contractor Agreement with Ground Solutions for Pool Shade Installation and Removal (**enclosure**)
 - h. Ratification of Independent Contractor Agreement with Rocky Mountain Inflatables for Amusement Rentals (**enclosure**)
 - i. Ratification of Independent Contractor Agreement with Taylor Rose Beauty for Hair Tinsel Services (**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. Consider Approval of Proposal from Done & Dusted for 2027 Janitorial Services (**enclosure**)
 - d. Consider Approval of Proposal from Sparkle Squad for 2027 Window Cleaning and Power Washing Services (**enclosure**)
 - e. Consider Approval of Proposal from Advantage Pest Control for 2027 Pest Control Services (**enclosure**)
 - f. Consider Approval of Resolution Adopting Fire-Hardened Building Materials Policy (**enclosure**)
 - g. Consider Approval of Wayfinding Sign Repair (**enclosure**)
 - h. Consider Approval of Proposal for Pool Pump Repair (**enclosure**)
 - i. Consider Approval of Proposal for Pool Cover Repair or Replacement (**enclosure**)
 - j. Consider Approval of Proposal for Controller 4 Project Site Clean Up (**enclosure**)
 - k. Consider Approval of Proposal for Turf to Rock Conversion (**enclosure**)
 - l. Consider Approval of Independent Contractor Agreement with AdvanceHOA Management for 2027 District Management Services (**enclosure**)
 - m. Consider Approval of Proposal for 2027 Pool Gate Monitor Services (**enclosure**)
 - n. Consider Approval of Proposal for Design Review Services (**enclosure**)
 - o. Consider Approval of Proposal for 2027 Live Streaming Services (**enclosure**)
 - p. Consider Approval of Proposal for 2027 Trash Services (**enclosure**)
 - q. Consider Approval of Proposal for 2027 Weed & Pest Control Services (**enclosure**)
 - r. Other Management Matters
- 8. Capital Projects Discussion
 - a. Discussion Regarding Trails Capital Projects

- b. Update on Capital Projects in Progress
- c. Discussion Regarding String of Pearls 2027 Maintenance (**enclosure**)
- d. Discussion Regarding String of Pearls Crush Fine Trail Installment (**enclosure**)
- e. Other Capital Projects Matters

9. Director's Matters

- a. Discussion Regarding Ongoing Vandalism of Property
- b. Discuss and Review Proposals for Wildfire Mitigation (**enclosure**)
- c. Other Director's Matters

10. Legal Matters

- a. Other Legal Matters

11. Other Business

- a. Confirm Budget Hearing – November 10th, 2026 at 6:00 p.m.

12. Adjourn