

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, April 15, 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:

Brett Vernon
Scott J. Plummer
Jeff Cunningham **arrived where indicated*
Christian Ardita
Jen Langhals

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Christine Ahern, AdvanceHOA, District Management; Chris Woodley, Mountain Media Production Co, LLC; 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.

Director Plummer and Director Vernon excused Director Cunningham's absence.

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

Mr. Risberg acknowledged the hard work from the Board. Mr. Risberg inquired about additional approval from the Board regarding the berm project. The Board confirmed they authorized legal counsel to work on the next phase of permits for the project.

Presentation from Lighting Renewables, LLC Regarding an RNG Project

Director Langhals inquired about the financial compensation for the additional land in the berm. Mr. Aubuchon noted they will cover the cost of the additional land and landscaping. Mr. Aubuchon noted they will also pay the permit fees.

Director Ardita inquired about the irrigation for the berm project. Mr. Aubuchon noted the existing berm includes irrigation and the District currently pays for the water. Mr. Aubuchon noted the only additional cost to the District would be water.

Director Plummer inquired about the ownership of the entities. Mr. Aubuchon noted they are owned by BP.

Director Vernon inquired about the reason for the berm. Mr. Aubuchon confirmed it is to block the view and noise of the plant.

Director Vernon noted his concern with the District being responsible for the application and permit application. Mr. Aubuchon noted they use a third-party environmental engineer to complete the process.

Presentation from Chris Woodley Regarding Fire Safety Series

Mr. Woodley provided his presentation regarding fire safety to the Board.

**Director Cunningham arrived*

Presentation from Councilmember Fifer

The Board invited Councilmember Fifer to give a presentation to the Leyden Rock Community.

Councilmember Fifer noted the Leyden Rock residents account for most of the phone and email correspondence that he receives as a councilmember.

Councilmember Fifer engaged in discussion with the Board regarding wildlife preparedness noting this is an issue that is being prepared for.

Councilmember Fifer noted the Jefferson Parkway may be realigned.

Councilmember Fifer engaged in discussion with the Board regarding

the Trails projects. Councilmember Fifer noted that there appears to be some misunderstanding or confusion with the details being shared by Director Vernon. The City of Arvada has received multiple requests from residents that would like to collaborate on the project. Councilmember Fifer would like to move forward with the residents.

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 March 18, 2025 Regular Meeting

Financial Matters

Consider Approval of Director Cunningham presented the claims in the amount of Payables/Financials \$148,751.07 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims.

Consider Approval of Ms. Murphy presented the updated audit engagement letter with Updated Audit Dazzio & Associates, P.C. to the Board. Following discussion, upon Engagement Letter with a motion duly made and seconded, the Board unanimously approved Dazzio & Associates, the updated engagement letter. P.C.

Other Financial Matters None.

District Management Matters

District Manager's Ms. Call presented the report to the Board. The Board engaged in Report discussion regarding nightly patrol of the community for covenant violations. The Board determined not to request nightly patrol at this time.

Discussion and Consider Ms. Call presented the window cleaning & power washing proposal Approval of Window to the Board. Following discussion, upon a motion duly made and Cleaning & Power seconded, the Board unanimously approved the proposal in the Washing Proposal amount of \$309.75.

Discussion and Consider Ms. Call presented the pool plaster proposal to the Board. Following Approval of Pool Plaster discussion, upon a motion duly made and seconded, the Board Proposal unanimously approved the proposal.

Discussion and Consider Ms. Call presented the terra seed and temporary irrigation proposals Approval of Terra Seed to the Board. Following discussion, upon a motion duly made and and Temporary Irrigation seconded, the Board unanimously approved the proposals and

Proposals authorized Ms. Call to work with Keesen Landscape.

Other Management Matters Ms. Ahern engaged in discussion with the Board regarding serving hard alcohol at the Derby Party. Following discussion, upon a motion duly made and seconded, the Board unanimously approved to serve hard alcohol.

Legal Matters

Discuss Regulation 29 Regarding Hand-held Lawn and Garden Equipment Within the Colorado Ozone Nonattainment Area Ms. Murphy presented Regulation 29 to the Board. The Board engaged in discussion. The Board determined to request that Keesen Landscape provide a report to the Board.

Consider Approval of Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents Ms. Murphy presented the Amended and Restated 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 approved the resolution.

Consider Approval of Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges Ms. Murphy presented the Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Other Legal Matters None.

Capital Projects Discussion

Other Capital Projects Matters Director Vernon noted he received two bids for the parks project and the costs are trending below expectations.

Director's Matters

Other Director's Matters Director Vernon noted City Council members will be visiting the community on April 30th.

Director Vernon reminded the community to use slower speeds on roadways.

Director Vernon noted a series of break ins in the community.

Director Plummer noted dead trees on the lawns are becoming increasingly unappealing. Director Plummer requested the Board enforce the policy.

Director Cunningham had no matters to discuss.

Director Ardita inquired about the chain fence at the bottom of West Ridge. It was noted that this is installed each winter due to the risk of slipping.

Director Langhals had no matters to discuss.

Other Business

Ms. Murphy engaged in discussion with the Board regarding the May 6th board meeting. The Board determined to cancel the meeting on May 6th.

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 (May 24, 2025 12:59 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of May, 2025.