

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, March 4<sup>th</sup>, 2025 at 6:00 p.m., via teleconference.

**Attendance**

The regular meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Brett Vernon  
Scott J. Plummer  
Jeff Cunningham  
Christian Ardit

Director Langhals 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, AdvanceHOA, District Management; and Lindsay Smith; Winzenburg, Leff, Purvis, and Payne, LLP, District Covenant Enforcement Counsel.

**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.

**Legal Matters**

Discussion and Consider Approval of Amended and Restated Residential Improvement Guidelines Ms. Smith presented the Amended and Restated Residential Improvement Guidelines to the Board. The Board engaged in discussion regarding Section 3.29(G) – “Flags should not display profanity or promote hate groups.” Following discussion, upon a motion duly made and seconded, the Board approved Section 3.29(G). Director Plummer voted against approval of Section 3.29(G). Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Amended and Restated Residential Improvement Guidelines.

Other Legal Matters None.

**District Management Matters**

Other Management Matters None.

**Capital Projects Discussion**

Other Capital Project Matters None.

**Director’s Matters**

Director Ardita received two quotes for window replacement.

Director Vernon inquired about a listening session for residents regarding final trail plans before contacting the City of Arvada. Director Cunningham noted he is not interested in another listening session. Director Plummer requested that Director Vernon not attend the listening sessions due to the potential for confrontation. Director Ardita and Director Plummer stated they do not think a listening session is necessary.

Director Plummer requested ideas for a large rock on Culebra Street to protect the curb from being damaged by large vehicles.

Director Cunningham inquired about an update on Westridge Park regarding the gap between the sidewalk and rubber mat.

Other Director's Matters

None.

**Other Business**

**Adjourn**

There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded, and unanimously carried, the Boards 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 25, 2025 21:34 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 18<sup>th</sup> day of March, 2025.