

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, January 21st, 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
Jen Langhals

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron; Christine Ahern, AdvanceHOA, District Management; Tracie Kaminski, Pinnacle Consulting Group, Inc., District Accountant; and Katie Cooley, Ascend Land Development; 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.

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.

Financial Matters

Consider Approval of Deferred.
Payables/Financials

Other Financial Matters Ms. Kaminski introduced herself to the Board. Ms. Kaminski noted the transition of District financials is in process.

Capital Projects Discussion

Discussion and Consider Ms. Cooley noted that she has received the form project manual from legal counsel and is reviewing the documents. Ms. Cooley inquired about the inclusion of monument tracts in the project manual and the Board requested they be included. Ms. Cooley inquired about preliminary bids for Westridge and Daybreak and the Board agreed to preliminary bids. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the project manual subject to final review by legal counsel and Ms. Cooley.

Discussion Regarding Trail Ms. Cooley noted the District is waiting for the City of Arvada’s trail maintenance standards to be included in the agreement between the District and the City.

Discussion and Updates Director Vernon provided an update to the Board regarding the request for two easements. Director Vernon noted the first request for an easement across Jefferson Parkway was denied to not set precedent for having access once the Parkway is built. Director Vernon noted the Public Highway Authority engaged an engineer to study access options for the second easement to provide access to a cell phone tower.

Other Capital Project Matters 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. Minutes from December 17, 2024 Special Meeting;
- b. Resolution Designating Meeting Notice Posting Location; and

- c. Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.

Legal Matters

Other Legal Matters None.

**District Management
Matters**

District Manager’s Report Ms. Ahern presented the report to the Board. The Board confirmed the meeting on February 4th to review the Design Guidelines. Director Vernon commended Ms. Ahern for overseeing the repair of the Clubhouse lock on a Saturday night during inclement weather.

Consider Approval of
Independent Contractor
Agreement with Party Pro DJ
for 2025 Services Ms. Ahern presented the Independent Contractor Agreement with Party Pro DJ to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of
Independent Contractor
Agreement with SnowDrops
& Sage Florist for 2025
Services Ms. Ahern presented the Independent Contractor Agreement with SnowDrops & Sage Florist to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of
Independent Contractor
Agreement with Divine
Reconnections, LLC for 2025 Ms. Ahern presented the Independent Contractor Agreement with Divine Reconnections, LLC to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of
Independent Contractor
Agreement with Higgs
Production Services for 2025
Handy Man Services Ms. Ahern presented the Independent Contractor Agreement with Higgs Production Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Discussion Regarding
Retaining Wall Repair and
Consider Approval of
Independent Contractor
Agreement with Hall
Contracting Ms. Ahern engaged in discussion with the Board regarding the retaining wall repair. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Independent Contractor Agreement with Hall Contracting to repair the wall.

Presentation from Chris Woodley of Mountain Media Production regarding Fire Safety Series Mr. Woodley presented a draft presentation to the Board.

Other Management Matters None.

Director’s Matters

Other Director’s Matters None.

Executive Session

The Board intends to enter into executive session pursuant to §24-6-402(4)(e), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiations with the City of Arvada regarding trail maintenance and easement requests.

Upon a motion duly made and seconded, followed by an affirmative vote of at least two-thirds of the quorum present, the Board entered into executive session at 6:50 p.m. to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiations with the City of Arvada regarding trail maintenance and easement requests pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), C.R.S.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Also pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Board reconvened in regular session at 7:27 p.m.

Other Business

Discussion Meeting February Meeting Regarding Location for February 18th Regular Meeting The Board determined the February 18th meeting will be a hybrid meeting.

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 19, 2025 16:36 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 18th day of February, 2025.