

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
LEYDEN ROCK METROPOLITAN DISTRICT
HELD TUESDAY, MAY 12, 2026 AT 6:00 PM
17685 W. 83RD DR., ARVADA, COLORADO, AND VIA TELECONFERENCE**

The regular meeting of the Board of Directors of Leyden Rock Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Brett Vernon, President
Scott J. Plummer, Secretary
Jeff Cunningham, Treasurer
Christian Ardita, Assistant Secretary
Robert Betts, Assistant Secretary

Also present were Megan J. Murphy, Esq., WBA, PC, Attorneys at Law, District General Counsel; Lane Melott, AdvanceHOA Management, District Manager; Wendy McFarland, Pinnacle Consulting Group, District Accountant; Chris Woodley, Mountain Media Productions; and members of the public.

Call to Order/Declaration of Quorum

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 that provided WBA, PC, with notice of 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 inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Confirmation of Posting of Meeting Notice

Ms. Murphy confirmed the meeting notice was posted as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comments

Mr. Wallis raised concerns regarding parking violations relating to Section 3.6.1 and Section 3.6.2.

Mr. Baron supported Mr. Wallis' concerns noting there is a safety issues.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted and Director Betts abstained from voting on the April 14, 2026 Minutes:

- Minutes from April 14, 2026 Regular Meeting; and
- Independent Contractor Agreement with Sagebrush Souls Photography for Photo Booth Rental for April 25, 2026 Event

Financial Matters

Consider Approval of Payables/Financials – Ms. McFarland presented the Claims in the amount of \$38,588.98. Ms. McFarland presented the March 31, 2026 unaudited financial statements. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the unaudited financial statements and deferred the claims.

Other Financial Matters – None.

District Management Matters

District Manager's Report – Mr. Melott presented the report to the Board.

Discussion Regarding Interim District Manager Coverage: Roles, Responsibilities, and Priorities – Deferred.

Facilities and Lifestyle Report – Mr. Melott presented the report to the Board.

Other Management Matters – None.

Legal Matters

Discussion Regarding Independent Contractor Agreement with Hippie Chicks Catering for April 25, 2026 Event – Ms. Murphy presented the Independent Contractor Agreement with Hippie Chicks Catering to the Board. Following discussion, upon a motion duly made and seconded, the Board determined to no longer approve Hippie Chicks for catering services unless they execute a contract.

Other Legal Matters – None.

Capital Projects Discussion

Update On Trails – Director Cunningham recommended not moving forward with the trails due to landslide concerns. Following discussion, upon a motion duly made and seconded, the Board unanimously approved terminating the trails project.

Other Capital Projects Matters – Director Cunningham proposed convening a roundtable discussion to gather community and Board input on the prioritization of trails funding and Capital Funds expenditures. Topics identified for consideration include the potential development of a BMX track and pocket parks, as well as conducting an additional community survey to collect resident feedback and inform the District's Capital Funds decision-making process. Additional items include the installation of shaded seating areas throughout trail corridors and common areas, and the development of a trail connection along Yule/Yucca to the Jefferson Parkway, with a subsequent extension completing the link to the pool area. The group also identified interest in exploring a splash pad feature within the existing pool area, and the construction of a second pool on the west side of the neighborhood with a minimum length of 25 meters to accommodate competitive swim team use.

Director's Matters

Discussion Regarding Organic Trail Near 17995 W. 84th Ln – Director Vernon engaged in discussion with the Board regarding the establishment of a trail on either side of the Jefferson Parkway easement. The Board supported Director Vernon and Director Ardita obtaining proposals to reroute the trail.

Discussion Regarding Commercial Vehicle Parking Enforcement – Director Vernon noted the Board reported receiving vocal complaints from a resident regarding a commercial vehicle parked near his home that is in a state of disrepair. The Board indicated its intent to proceed with standard enforcement actions in response to the complaint. Director Plummer expressed reservations, noting his reluctance to be part of a community that restricts residents from parking vehicles necessary for their livelihood. Following discussion, the Board clarified that while it encourages residents to park commercial vehicles in their driveways, such vehicles may not block the driveway. The Board

confirmed that commercial vehicles not parked within an enclosed garage or driveway should be subject to violation letters, both during routine inspections and in response to resident complaints.

Discussion Regarding Culebra Entrance Improvements – Deferred.

Other Director’s Matters –

Director Vernon noted current improvements are in process. Director Ardita recommended a Capital Projects Meeting to be shared on the District’s website.

Director Betts requested more frequent updates to the community and requested a LeydenReady update. Director Vernon noting an LLC is being established for LeydenReady. Director Vernon noted open space mitigation and management should be directed through the District. Director Vernon recommended making the wildfire mitigation policy a priority for the Board.

Director Ardita noted is frustration with communication from Ascent Land Development and Hall Contracting regarding ongoing projects.

Director Plummer noted concerns for the playground surface at Westridge and Daybreak Park.

Other Business

None.

Adjourn

There being no further business to come before the Board, following discussion and upon a 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 (Jun 11, 2026 13:31:12 PDT)

Secretary for the Meeting

The foregoing minutes were approved on the 9th day of June, 2026.