

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
LEYDEN ROCK METROPOLITAN DISTRICT
HELD TUESDAY, FEBRUARY 10TH, 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 **left where indicated*

Also present were Megan J. Murphy, Esq., WBA, PC, Attorneys at Law, District General Counsel; Katie Call, AdvanceHOA Management, District Manager; Wendy McFarland, Pinnacle Consulting Group, District Accountant; Anthony Pratt, Kimley-Horn; Kathy Vicino, Hannah Shames, and Joel Hiatt, Keesen Landscape Management; 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 Notices

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 amended.

Public Comments

Mr. Boomer noted his appreciation to the Board for their continued work on safety issues, particularly fire safety. Mr. Boomer requested District increase their advocacy regarding street safety to slow down traffic through the District and consider implementing traffic calming devices in conjunction with the City of Arvada.

Ms. Call noted an incident last week where a dog jumped over a fence and attacked another dog. The resident involved requests that the Board to consider modifying the current fence to a privacy fence to prevent similar incidents.

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:

- Minutes from January 13, 2026 Regular Meeting;
- Independent Contractor Agreement with Sherri MacLean d/b/a Fantastic Facepainting for Facepainting Services for March 28, 2026 Event;
- Independent Contractor Agreement with Colorado Keys LLC for February 21, 2026 Dueling Pianos Event;
- Independent Contractor Agreement with Hippie Chicks Catering LLC for Catering Services for December 7, 2025 Event;
- Independent Contractor Agreement with Architerra Group for Construction Administration Services;
- Acknowledge Renewal of Pinnacle Consulting Group Agreement for Accounting Services for 2026;
- Change Order No. 5 from Hall Landscape Contractors; and
- Change Order No. 6 from Hall Landscape Contractors

Financial Matters

Consider Approval of Payables/Financials – Ms. McFarland presented the Claims in the amount of \$6,940.27 and the December 31, 2025 unaudited financial statements. Following discussion,

upon a motion duly made and seconded, the Board unanimously approved the Claims and financial statements.

Other Financial Matters – None.

Capital Projects Discussion

Update on Trails – Mr. Pratt engaged in discussion with the Board regarding the trails project. The City of Arvada was requesting a study for Geotech exploration in the area. The study determined there are slope stability issues and the City of Arvada is not comfortable providing a slope stability report due to potential liability. Mr. Pratt noted that Kimley-Horn is unable to provide the report the City of Arvada is requesting due to the potential landslide issues. Mr. Pratt noted he will request a slope stability analysis further away from the homes and will connect with a landslide expert to determine if there is a chance to provide stability services.

District Management Matters

District Manager’s Report – Ms. Call presented her report to the Board.

Facilities and Lifestyle Report – Ms. Call presented the report to the Board.

Discuss and Consider Approval of Proposal from Keesen for Backflow and Unions – Ms. Call presented the proposal from Keesen for backflow and unions to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal not to exceed \$18,000, dependent upon the price of copper.

Discuss and Consider Approval of Proposal from Keesen for Daybreak Trail Enhancements – Ms. Call presented the proposal from Keesen for enhancements to Daybreak Trail to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discuss and Consider Approval of Proposal from Keesen for Garden Homes Circle Erosion Work – Ms. Call presented the proposal from Keesen for garden homes circle erosion work to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$1,800 to remove the tree stakes and decomposing waddle.

Discuss and Consider Approval of Proposal from Playwell Group for Large Trash Can Replacements – Ms. Call presented the proposal form Playwell Group for large trash can replacements to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

**Director Betts left the meeting*

Discuss the Resale of Laptops – Ms. Call engaged in discussion with the Board regarding the resale of laptops. The Board authorized Ms. Call to donate the laptops on behalf of the Leyden Rock Metropolitan District.

Discuss and Consider Approval of Proposal from Peak One Pool and Spa for Pool Filter Valve Replacement – Ms. Call presented the proposal from Peak One Pool and Spa for pool filter valve replacement. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discuss and Consider Approval of Proposal from Peak One Pool and Spa for Pool Filter #4 Repair – Ms. Call presented the proposal from Peak One Pool and Spa to repair pool filter #4 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and requested Ms. Call to verify whether filter material need to be replaced.

Other Management Matters – None.

Legal Matters

Other Legal Matters – None.

Capital Projects Discussion

Discuss Leyden Rock Emergency Egress – Ms. Murphy noted Ms. Call and the City of Arvada met to discuss a potential egress location along W. 85th Bluff.

Other Capital Project Matters – Director Vernon noted other capital improvements are in the permit process with the City of Arvada.

Director’s Matters

Discussion Regarding LeydenReady Update – Director Vernon noted an upcoming community meeting in the Leyden Rock Clubhouse on February 23rd .

Other Director’s Matters – Director Vernon noted the Culebra entrance improvements call for additional analysis. Director Vernon noted he will connect with Director Ardita and Ms. Call to improve the entrance. Director Vernon noted it has been difficult to contact Spencer Fance. The Board directed Ms. Call to contact Spencer Fane and request this be resolved by the end of the month.

Other Business

The Board noted that the Annual Meeting is scheduled for March 19th, 2026 at 5:30 p.m.

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 (Mar 17, 2026 17:37:14 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 10th day of March, 2026.