

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, May 20, 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  
Christian Ardita  
Robert Betts *\*left meeting where indicated*

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, AdvanceHOA, District Management; Katie Cooley, Ascent Land Development; Tracie Kaminski and Wendy McFarland, Pinnacle Consulting Group, Inc., District Accountant; Angie Sherman, Keesen Landscape Management Inc.; Nathan Higgs, Higgs Production Services; 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.

**Consider Election of Officers** The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Vernon as President, Director Plummer as Secretary, Director Cunningham as Treasurer, Director Ardita as Assistant Secretary, and Director Betts as Assistant Secretary.

**Public Comment** Mr. Shannon inquired about enforcing maintenance standards for exterior paint that has deteriorated over time. Director Vernon noted covenant compliance is being monitored for enforcement i but the Board cannot share information regarding specific homes.

**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 April 15, 2025 Regular Meeting; and
- Ratify Resolution Voicing Strong Support For The Jefferson Parkway As Long As The Proposed Jefferson Parkway Route Is Changed To Reflect The Changed Use Of The Area Around The Leyden Rock Metropolitan District As Described Herein

## **Financial Matters**

**Consider Approval of Payables/Financials** Ms. McFarland presented the March 31, 2025 financial statements to the Board. Ms. McFarland noted the Operating Reserve Fund is \$52,000 and the Capital Reserve Fund is \$308,422. Ms. McFarland noted all excess funds are unassigned in the General Fund. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the financial statements.

**Other Financial Matters** Director Cunningham reviewed the invoices from Bill.com with the Board. Director Cunningham requested the invoices be reviewed due to duplicates.

## **District Management Matters**

**Discussion Regarding Board Liaison Roles** Ms. Call engaged in discussion with the Board regarding Board Liaison Roles. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Director Betts as the Capital Project Liason, Social/Lifestyle Liason, and Landfill Liaison.

*\*Director Betts left the meeting*

District Manager's Report Ms. Call presented the report to the Board.

Consider Approval of Proposal for Trash Enclosure Repairs Ms. Call presented the trash enclosure repair proposal to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of Proposal for Culebra Median Tree Replacement Ms. Call presented the proposal for Culebra median tree replacement to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$1,242.50.

Consider Approval of Proposal for Leyden Rock Drive Median Replacement Ms. Call presented the proposal for Leyden Rock Drive median replacement to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Other Management Matters Ms. Call noted the Culebra entrance has undergone significant improvements and exhibits a noticeably improved aesthetic.

### **Legal Matters**

Other Legal Matters None.

### **Capital Projects Discussion**

Other Capital Projects Matters Ms. Cooley noted the City of Arvada has sent back minimal comments on the submitted plans and is meeting on Friday. Ms. Cooley noted the irrigation plans have been submitted to the City of Arvada. Ms. Cooley noted that the next steps are for the City of Arvada to approve the plans and then submit the final set.

Ms. Call presented the plans from Kimley Horn for the Trails project. The Board engaged in discussion regarding the plans and determined proposed the 8-foot trail and location was not acceptable. Ms. Cooley will coordinate a discussion with Kimley Horn and request the necessary plan revisions.

### **Director's Matters**

Consider Approval of Proposal for Project Management from Ascent Land Development Director Vernon presented the Proposal for Project Management from Ascent Land Development to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Director Vernon noted Director Betts will take over the Trails project.

Director Plummer requested a plan to address dead trees.

Director Cunningham engaged in discussion with the Board regarding the ongoing discussion with Councilmember Fifer regarding the trail plans. Councilmember Fifer requested meetings going forward. Director Cunningham read an email from Justin Brown on April 29<sup>th</sup> to the Board. The Board engaged in discussion regarding the proposal from Mountain Bike Trails.

Director Ardita requested a site drive with a compliance officer to review current conditions.

Other Director's Matters    None.

**Other Business**                 Director Cunningham and Director Ardita noted their absence for the June 17<sup>th</sup> Board Meeting.

**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 \(Jul 3, 2025 14:54 MDT\)](#)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17<sup>th</sup> day of June, 2025.