

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF THE  
LEYDEN ROCK METROPOLITAN DISTRICT  
HELD OCTOBER 21, 2025 AT 6:00 PM  
17685 W. 83<sup>RD</sup> 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; Katie Call and Christine Ahern, AdvanceHOA Management, District Manager; Wendy McFarland, Pinnacle Consulting Group, Inc., District Accountant; and members of the public.

**Call to Order/Declaration of Quorum**

It was noted that a quorum of the Boards was present, 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 Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as amended. .

## **Public Comments**

Mr. Grossman – Mr. Grossman noted his grievances with electric bikes and motorcycles destroying the baseball fields and grass weekly. Mr. Betts noted the City of Arvada may adopt an ordinance to prohibit motorized vehicles in City parks.

Ms. Beal – Ms. Beal noted her concerns with the Culebra entrance. Ms. Beal noted her frustration with the look and design. Mr. Plummer noted that a professional has been engaged to complete this work and the project is in Phase 1 of 4.

## **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 September 16, 2025 Regular Meeting
- Independent Contractor Agreement with Moon Hopper Inflatables for Fall Fest 2025
- Independent Contractor Agreement with Taylor Rose Beauty for Fall Fest 2025
- Independent Contractor Agreement with Broken Spoke LLC for Fall Fest 2025
- Independent Contractor Agreement with A Maize’N Kettle Corn for Fall Fest 2025

## **Financial Matters**

Consider Approval of Payables/Financials – Ms. McFarland presented the Claims in the amount of \$126,422.69 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Claims.

2026 Budget Workshop – Ms. McFarland presented the 2026 draft budget to the Board.

Other Financial Matters – None.

## **District Management Matters**

Discussion Regarding District Involvement in LeydenReady Resident Initiative – Mr. Woodley and Mr. Bergman provided a presentation on the LeydenReady Resident Initiative. It was noted

that the organization would be legally independent from the Leyden Rock Metropolitan District and will not receive funding from the District. Director Betts inquired whether Mr. Woodley and Mr. Bergman had engaged in discussions with City of Arvada liaisons. Director Vernon noted LeydenReady will have its own email address. Ms. Murphy noted concerns with public purpose and public funding.

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

Discussion and Consider Dissolution of the Landscape Committee – Ms. Call engaged in discussion with the Board regarding the dissolution of the landscape committee. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the dissolution.

Discussion of Fencing Responsibility in the Community in relation to the Reserve Study and the Insurance Schedule – Ms. Call engaged in discussion with the Board, noting the District does not own the perimeter fence, but does provide the service of staining the perimeter fence. Director Betts noted the fence will be removed from the Capital Reserve Study and the District's insurance schedule.

Discussion and Consider Look Out Alert Signage Proposal – Ms. Call presented the Look Out Alert Signage proposal to the Board. Following discussion, the Board determined to decline approval of the proposal.

Discussion and Consider Approval of Gate Maintenance Agreement 18652 W. 87<sup>th</sup> Ave – Ms. Call presented the Gate Maintenance Agreement to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Discussion and Consider Approval of Gate Maintenance Agreement 18632 W. 87<sup>th</sup> Ave - Ms. Call presented the Gate Maintenance Agreement 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 Done & Dusted for 2026 Janitorial Services – Ms. Call presented the Independent Contractor Agreement with Done & Dusted for 2026 Janitorial Services 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 Keesen Landscape Management for 2026 Landscape Maintenance - Ms. Call presented the Independent Contractor Agreement with Keesen Landscape Management for 2026 Landscape Maintenance 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 Mountain Media Production for 2026 Live Streaming Services - Ms. Call presented the Independent Contractor Agreement with Mountain Media Production for 2026 Live Streaming Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of Subscription Renewal Quote from Hydropoint for WeatherTRAK Central Services – Ms. Call presented the Subscription Renewal Quote from Hydropoint to the Board. Mr. Plummer requested Ms. Call investigate the water savings.

Consider Approval of Independent Contractor Agreement with Rion Evans for November 8, 2025 Game Show Event – Ms. Ahern presented the Independent Contractor Agreement with Rion Evans for November 8, 2025 Game Show Event to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Other Management Matters – The Board engaged in discussion regarding recording meetings and determined to add this as a future agenda item.

### **Legal Matters**

Consider Approval of Amendment to the Clubhouse Rental Agreement – Ms. Murphy presented the Amendment to the Clubhouse Rental Agreement to the Board. Following discussion, the Board determined to defer to the next meeting.

Other Legal Matters – None

### **Capital Projects Discussion**

Update Regarding Capital Projects Parks Plans – Director Betts provided the Board with an update. Director Betts noted permit approval is in progress. Director Vernon noted the plants at Westridge Park need to be revised and potentially resubmitted.

Discussion Regarding Emergency Preparedness Document – Deferred.

Other Director’s Matters – Director Vernon noted the City of Arvada is moving forward with widening 82<sup>nd</sup> Avenue and to provide access to Highway 93. The cell phone tower ground lease across the railroad tracks is complete.

Director Ardita inquired about the trails plan and whether a trail in the area would help act as a fire safety buffer.

### **Other Business**

Budget Hearing on November 18<sup>th</sup> at 6:00 p.m. – Confirmed.

Discuss Cancellation of November 4<sup>th</sup> Capital Projects Meeting (Election Day) – The Board will determine if they want to hold the meeting.

Executive Session - Executive session of the Board of Directors for the purpose of discussing personnel matters regarding Katie Call and Christine Ahern with an attorney for the District as pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes. - Upon motion of Director Ardita, seconded by Director Vernon, and upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 8:42 p.m. for the purpose of personnel matters pursuant to §24-6-402(4)(f), C.R.S..

Pursuant to § 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 the District's attorney, constitutes privileged attorney-client communication pursuant to § 24-6-402(4)(b), C.R.S.

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

The Board reconvened in regular session at 9:38 p.m.

## **Adjourn**

There being no further business to come before the Boards, following discussion and upon a 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 (Jan 22, 2026 14:53:23 MST)

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Secretary for the Meeting

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

**ATTORNEY STATEMENT**  
**REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION**

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Leyden Rock Metropolitan District, I attended the executive session meeting Leyden Rock Metropolitan District convened at 8:42 p.m. and October 21, 2026 for the sole purpose of discussing personnel matters regarding Katie Call and Christine Ahern as authorized by Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.

*Megan J. Murphy*

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Megan J. Murphy, Esq.