

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Wednesday, September 27, 2023 at 6:00 P.M.
Leyden Rock Clubhouse – 17685 W. 83rd Dr.
Arvada, CO 80007

Attendance

The special 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:

Scott J. Plummer
Brett Vernon
Tanis Batsel-Stewart

Director Cunningham and Director Ardita were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Katie Call and Christine Ahern, District Managers, AdvanceHOA; 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 at 6:18 PM.

**Conflict of Interest
Disclosures**

Pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. 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. A quorum was present and 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. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

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

the agenda as presented.

Public Comment

Ms. Dunham expressed concerns regarding lack of cell service and safety.

Ms. Lewis presented a letter from her husband referencing the safety of children.

Mr. Reinsburrow inquired about the contract, the lease rate, access to the cell tower, and construction and excavation for the cell tower.

Mr. Hagan expressed concern regarding property loss and safety.

Mr. Horan expressed concerns regarding safety and impact on encouraging cell phone use while driving.

Ms. Hagan and Ms. Hagan expressed concerns about their proximity to the tower and the safety of children.

Mr. Andrews expressed concerns about his proximity to the tower and the safety of children.

Mr. Bruce noted Verizon did not change their previous proposal from years ago. Mr. Bruce inquired as to why the Board is considering the proposal as it would be a nuisance and unsightly.

Ms. Richards noted the Verizon proposal is being revisited due to emergency discussion and safety. Ms. Richards expressed her frustration with this proposal only referencing Verizon's coverage and not emergency and safety.

Mr. Daggmill noted he assumed a cell tower was inside of the clubhouse. Mr. Daggmill inquired about other carriers providing the cell tower.

Mr. Cole noted concern about a decrease in property values as the tower will diminish the beauty along with a visual and sound disturbance. Mr. Cole noted safety hazards as well as environmental impacts and possible legal action.

Ms. Gause inquired about why the proposal is being revisited if the Board voted no already. She noted the risk to children.

Mr. McGee noted financial impacts and the property should be enhanced not decreased. Mr. McGee noted that cell towers are allowed to have an additional 20 feet on top of what is proposed if needed.

Ms. Bruce inquired about the contract terms and what the contract will look like in 10 years.

Ms. Buehler noted that testing has not been done for 5G and that airplanes have an extra barrier to protect in an area of 5G. Ms. Buehler noted the impact to children.

Ms. Hoy inquired as to how the proposal was brought forward.

Mr. Buehler read various notes about the impact from cell towers.

**Discussion Regarding
Verizon Cell Tower**

The Board engaged in a general discussion regarding the Verizon cell tower.

Director's Matters

None.

Other Business

None.

Adjournment

There being no further business to come before the Board Ms. Call 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 (Oct 20, 2023 11:19 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17th day of October 2023.