

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, December 20, 2022 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 Plummer
Jeff Cunningham
Christian Ardita
Tanis Batsel-Stewart

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Ben Smith, District Manager, Katie Call, CCMC; Ron Hill, David Luongo, and Carlo Donzelli.

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 with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Agenda

The Board reviewed the agenda as presented. Following discussion,

upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment

None.

Consider Approval of Minutes from November 15, 2022 Regular Meeting

Mr. Murphy presented the November 15, 2022 minutes to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

District Management Matters

Consider Approval of the District Fence Stain Proposal from David Luongo

Mr. Luongo presented the District Fence Stain Proposal to the Board and confirmed the price per year is fixed through 2027. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and directed legal counsel to draft a contract.

Consider Approval of Adding Antennas to 3 Irrigation Controllers

Mr. Smith presented the Antennal Installation Proposal to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of the 2023 HVAC Preventative Maintenance Proposal from Timberline

Mr. Smith presented the Timberline 2023 HVAC Preventative Maintenance Proposal to the Board. Following discussion, upon a motion duly made, the Board unanimously approved the proposal and directed legal counsel to draft a contract.

Discus the Sale of the Existing Speaker System

Mr. Smith engaged in discussion with the Board regarding the sale of the existing speaker system. Mr. Smith will inquire about fair market value of the system from Party Pro DJ and Equalized Productions. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the sale subject to Director Ardita's review of the final number.

Discussion of the Trash Enclosure and Parking Lot Concrete

Ms. Call engaged in discussion with the Board regarding the trash enclosure and parking lot concrete. The Board discussed modifying the existing trash structure and changing the parking lot from asphalt to concrete for the trash truck to be able to access the bins. Mr. Smith noted that power could be added to this area to light the trash enclosure. The Board discussed entering into an agreement with Allied Waste to split the cost of the concrete for the trash enclosure. The Board discussed the proposals received for parking lot concrete. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the electrical work, modifying the trash enclosure, including splitting the cost with Allied Waste for an amount not to exceed \$14,381.50, and adding

concrete to the parking lot, including approval of the proposal from Front Range Asphalt Maintenance LLC and directed legal counsel to draft the contracts needed.

Other Management Matters None.

Director Matters None.

Capital Projects Discussion

Discuss and Consider Approval of Pool Shade Structures Mr. Smith engaged in discussion with the Board regarding Pool Shade Structures Proposal. Mr. Smith noted this project was publicly bid and no responses were received. The current proposal does not include electrical work which is required for the new shelter. Director Plummer noted the current proposal does not include the removal of the fabric covers each winter which is provided by the contractor. Director Vernon requested that Mr. Smith contact the vendor's references to verify the vendor's reputation. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal subject to receipt of positive references and directed legal counsel to draft the contracts needed.

Discuss and Consider Approval of New Pool Furniture Mr. Smith presented the Proposal for New Pool Furniture to the Board. The Board inquired about the cost of replacing the fabric, the cost to recycle and sell to another government entity the existing pool furniture, and the vendor's reputation. Mr. Smith noted that other communities recommended this vendor. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and directed legal counsel to draft the contract.

Director Vernon's Workshop Items Director Vernon noted that the City of Arvada would like to review and approve all proposed improvements in the community. Director Batsel Stewart and Director Plummer noted that the City is asking for community studies and additional review beyond permit process. Director Vernon noted that we need a better understanding of what community engagement looks like from the City's perspective.

Ms. Murphy will request more information from the City attorney's office in regards to community involvement.

Director Vernon engaged in discussion with the Board regarding mud flow issues and flood remediation issues. Director Batsel

Stewart noted that are issues in Filing 5 which are causing damage to homes. Ms. Murphy to review Hall Contacting proposal and discuss with Ms. Call regarding multiple property owners and drainage issues.

Director Cunningham, Director Vernon, and Ms. Call will have a meeting to discuss trail improvements with the City of Arvada.

Director Vernon noted that Ms. Call is obtaining new proposals for entrance enhancements from Architerra.

Director Plummer requested regular updates from Ascent Land Development.

Director Vernon noted that the City of Arvada is not interested in assisting with additional fire exits for the community.

Director Vernon noted that the AV project in the clubhouse is moving forward. Equalized Productions provided and updated proposal and Ms. Murphy is reviewing. Director Plummer inquired about drywall repairs and Mr. Smith noted there would not be much damage to the drywall and repairs could be made by Buddy Holley.

Director Vernon is inquiring about the installation of a temporary ice rink on District property. Director Ardita noted there is a lot of maintenance for an ice rink.

Director Plummer noted that he found more information on ore carts from a company in California.

The Board engaged in discussion regarding mailbox enhancements. The Board determined the project is cost prohibitive, and therefore, the Board is not moving forward with the project unless there are additional funds.

Other Business

Consider Approval of Requisition No. 1 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvements Bonds, Series 2021 Ms. Murphy presented Requisition No. 1 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the requisition.

Discuss 2023 Regular Meeting Schedule (March 21, 2023, November 21, 2023, and December 19, 2023)

The Board engaged in discussion regarding the regular meeting schedule. The Board determined to keep these meetings on the regular meeting schedule.

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 (Jan 25, 2023 12:05 MST)

Secretary for the Meeting

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