

LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

Via Teleconference

Tuesday, August 11th, 2026 at 6:00 PM

<https://leydenrocklife.com/>

Board of Directors:

Brett Vernon, President

Term to May 2027

Scott J. Plummer, Secretary

Term to May 2027

Jeff Cunningham, Treasurer

Term to May 2029

Christian Ardita, Assistant Secretary

Term to May 2029

Robert Betts, Assistant Secretary

Term to May 2029

Join Zoom Meeting:

<https://us06web.zoom.us/j/85489291320?pwd=Zba4KHOJfaDMo5wa6u8zdbP3n7cSFR.1>

Meeting ID: 854 8929 1320

Passcode: 015315

Call-in Number: +1-646-931-3860

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District on items not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda
 - a. Approval of Minutes from June 9, 2026 Regular Meeting (**enclosure**)
 - b. Ratification of Requisition No. 25 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) refunding and Improvement Bonds, Series 2021 (**enclosure**)
 - c. Ratification of 2025 Annual Report (**enclosure**)
 - d. Ratification of Independent Contractor Agreement with TA Farm LLC for July 4th Event (**enclosure**)
 - e. Ratification of Independent Contractor Agreement with Party Safari LLC for Animal Presentation (**enclosure**)
 - f. Ratification of Independent Contractor Agreement with Soul Dog Financial, Inc. d/b/a Neighborly Fence Staining for Fence Staining and Repairs (**enclosure**)

- g. Ratification of Acceptance of 2025 Audit (**enclosure**)
- 6. Financial Matters
 - a. Consider Approval of Payables/Financials (**enclosure**)
 - b. Other Financial Matters
- 7. District Management Matters
 - a. District Manager's Report (**enclosure**)
 - b. Facilities and Lifestyle Report (**enclosure**)
 - c. Discussion Regarding Clubhouse Use for November 3, 2026 General Election (**enclosure**)
 - d. Other Management Matters
- 8. Legal Matters
 - a. Discussion and Consider Approval of Permanent Easement with City of Arvada for Emergency Access Road (**enclosure**)
 - b. Discussion and Consider Approval of Independent Contractor Agreement with Higgs Corporation for Underground Electrical Service Installation (**enclosure**)
 - c. Other Legal Matters
- 9. Capital Projects Discussion
 - a. Discussion Regarding Trails Capital Projects
 - b. Update on Capital Projects in Progress
 - c. Discussion and Consider Approval of Pay Applications with Hall Contracting (**enclosure**)
 - d. Other Capital Projects Matters
- 10. Director's Matters
 - a. Discussion Regarding Organic Trail Near 17995 W. 84th Ln.
 - b. Discussion and Consider Approval of Proposal from Keesen Landscape for Fence Line Clearance Project (**enclosure**)
 - c. Other Director's Matters
- 11. Adjourn