

LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

17685 W. 83rd Drive, Arvada, Colorado

& Via Teleconference

Tuesday, September 8th, 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=Zba4KH0JfaDMo5wa6u8zdbP3n7cSFR.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 August 11, 2026 Regular Meeting (**enclosure**)
 - b. Ratification of Contract with FS Party Rents for Fall Fest 2026 (**enclosure**)
 - c. Ratification of Contract with Fantastic Facepainting for Fall Fest 2026 (**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. Discuss and Consider Proposed Updates to Fencing Material Guidelines and Related Next Steps
 - d. Consider Approval of 2026-2027 Snow Removal Service Proposal with Keesen Landscape (**enclosure**)
 - e. Consider Approval of 2027 Pool Shade Installation and Removal Service Proposal with Bedrock Slingers (**enclosure**)
 - f. Consider Approval of 2027 Pool Shade Installation and Removal Service Proposal with Ground Solutions (**enclosure**)
 - g. Consider Approval of Contract with Jefferson County Public Schools for FarvAda Holiday Market (**enclosure**)
 - h. Consider Approval of Election Site Use Agreement with Jefferson County Clerk and Recorder (**enclosure**)
 - i. Other Management Matters
8. Capital Projects Discussion
- a. Discussion Regarding Trails Capital Projects
 - b. Update on Capital Projects in Progress
 - c. Other Capital Projects Matters
9. 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. Discussion Regarding Grand Opening Ceremony Following Completion of Capital Projects.
 - d. Other Director's Matters
10. Legal Matters
- a. Pursuant to §24-6-402(4)(b), to conference with an attorney for the District for the purpose of receiving legal advice as it relates to the removal of medians along Leyden Road and Emergency Egress Road
 - b. Other Legal Matters
11. Adjourn