

LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

Via Teleconference &

17685 W. 83rd Dr., Arvada, Colorado

Tuesday, March 10th, 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 February 10, 2026 Regular Meeting (**enclosure**)
 - b. Ratification of Independent Contractor Agreement with The Playwell Group Inc for Large Trash Can Replacement and Installation (**enclosure**)
 - c. Ratification of Independent Contractor Agreement with Matthew Greenwaldt d/b/a Matt G Comedy for Entertainment Services on March 7, 2026 (**enclosure**)
 - d. Ratification of Work Order #126378 with Keesen Landscape for Backflow and Unions (**enclosure**)
 - e. Ratification of Work Order #115495 with Keesen Landscape for Daybreak Trail Enhancements (**enclosure**)

- f. Ratification of Work Order #126112 with Keesen Landscape for Garden Homes Circle Erosion Work (**enclosure**)
 - g. Ratification of Work Order #5873 with PeakOne Pool and Spa for Pool Filter Valve Replacement (**enclosure**)
 - h. Ratification of Work Order #5940 with PeakOne Pool and Spa for Pool Filter #4 Repair (**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 LeydenReady Group Affiliation with District
 - d. Consider Approval of Proposal for Wireless Access Point Installation (**enclosure**)
 - e. Consider Approval of Proposal for Window Cleaning and Power Washing (**enclosure**)
 - f. Discuss and Consider Approval of Proposal from Keesen for Pong A Riprap Correction (**enclosure**)
 - g. Discuss and Consider Approval for Paint Palette Updates (**enclosure**)
 - h. Discuss Board Director for Guideline Verbiage Updates (**enclosure**)
 - i. Other Management Matters
8. Legal Matters
- a. Update Regarding Collection Account for 16446 W. 85th Lane # A
 - b. Other Legal Matters
9. Capital Projects Discussion
- a. Update on Trails
 - i. Discussion Regarding Geotech Exploration
 - b. Other Capital Projects Matters
10. Director's Matters
- a. Discussion Regarding LeydenReady Update
 - b. Discussion Regarding Culebra Entrance Improvements
 - c. Other Director's Matters
11. Other Business
- a. Annual Meeting Scheduled for March 19th, 2026 at 5:30 p.m.

12. Adjourn