

**LEYDEN ROCK METROPOLITAN DISTRICT**

REGULAR MEETING

Via Teleconference &

17685 W. 83<sup>rd</sup> Dr., Arvada, Colorado

Tuesday, December 16<sup>th</sup>, 2025 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 Arditia, Assistant Secretary

Term to May 2029

Robert Betts, Assistant Secretary

Term to May 2029

Join Zoom Meeting:

<https://us06web.zoom.us/j/88071359768?pwd=02xMIuXp5vNZLLDFeBmyiN9iVyLrcb.1>

Meeting ID: 880 7135 9768

Passcode: 272836

Call-in Number: +1-720-707-2699

**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 November 18, 2025 Regular Meeting (**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 and Consider Approval of 2026 Pool Vending Machine Delivery Cost (**enclosure**)
  - d. Consider Approval of Proposal from Peak One Pool and Spa for Pool Valve Replacement (**enclosure**)
  - e. Consider Approval of Independent Contractor Agreement with Peak One Pool and Spa for 2026 Pool Maintenance Services (**enclosure**)
  - f. Consider Approval of Independent Contractor Agreement with Mile High Pools for 2026 Pool Gate Monitors (**enclosure**)
  - g. Consider Approval of Independent Contractor Agreement with Higgs Production Services for 2026 Handyman Services (**enclosure**)
  - h. Other Management Matters
8. Legal Matters
- a. Other Legal Matters
9. Capital Projects Discussion
- a. Discussion Regarding Change Orders
  - b. Consider Approval of Change Order for Playground Surface in Daybreak Park
  - c. Discussion Regarding Capital Project Budget versus Current Bids
  - d. Discussion Regarding Draw Request Protocols
  - e. Discussion Regarding 5% Retention in Contract
  - f. Discussion Regarding Insurance Coverage during Construction
  - g. Discussion Regarding CMS Enviroserve – Storm Water Management
  - h. Update on Trails
10. Director's Matters
- a. Discussion Regarding LeydenReady Update
  - b. Discussion Regarding Reimbursement Request for Clubhouse Rental by LeydenReady
  - c. Discussion Regarding Clubhouse Rental for Board Members and Community Meetings
  - d. Update from AdvanceHOA
  - e. Other Director's Matters
11. Other Business
- Executive session of the Board of Directors for the purpose of discussing personnel matters regarding Katie Call and Christine Ahern with an attorney for the District as pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes.
12. Adjourn