

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, February 18, 2025, 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 J. Plummer  
Jeff Cunningham  
Christian Ardit  
Jen Langhals

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Christine Ahern, AdvanceHOA, District Management; Chris Woodley, Mountain Media; Angie Sherman, Keesen Landscape; Katie Cooley, Ascent Land Development; and Ron Hill.

**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 regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted.

**Agenda**

The Board reviewed the agenda and elected to amend the agenda to move item 7.a. Capital Projects Discussion to follow item 4. Public

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

**Public Comment** None.

**Capital Projects Discussion** Ms. Cooley informed the Board that the invitation to bid has been sent out and published and anticipates receiving 90% of the plans by February 21 that will be submitted to the City for review. Ms. Cooley noted that Shane Greenburg is no longer with the City of Arvada so there may be new comments from the new planner for the City of Aurora. Ms. Cooley noted that Xcel Energy has requested a \$1,500 fee to review the plans.

Other Capital Project Matters None.

**Consent Agenda** Following a summary by Ms. Murphy, the items on the consent agenda were ratified, approved, or accepted in one motion duly made and seconded and unanimously carried:

- Minutes from January 21, 2025 Regular Meeting

**Financial Matters**

Consider Approval of Deferred Payables/Financials

Other Financial Matters None.

**District Management Matters**

District Manager's Report Ms. Call presented the report to the Board.

Discussion and Consider Approval of Landscape Proposal O 111855 W 82<sup>nd</sup> Medians Ms. Sherman presented the Landscape Proposal O 111855 W 82<sup>nd</sup> Medians to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discussion and Consider Approval of Landscape Proposal O 115071 Culebra East Side Entrance Ms. Sherman presented the Landscape Proposal O 115071 Culebra East Side Entrance to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discussion and Consider Approval of Landscape Proposal O 111857 Culebra Center Median Ms. Sherman presented the Landscape Proposal O 111857 Culebra Center Median to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discussion and Consider Approval of Landscape Proposal O 111443 Clubhouse Grasses Ms. Sherman presented the Landscape Proposal O 111443 Clubhouse Grasses to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discussion and Consider Approval of Community Sign Stain Proposal Ms. Call presented the Community Sign Stain Proposal to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Other Management Matters None.

### **Legal Matters**

Other Legal Matters None.

### **Director's Matters**

Other Director's Matters Director Cunningham requested that new consultants be added to the meeting invite.

Director Ardita requested a status updated regarding Mr. Fifer's attendance at a future Board meeting. Ms. Murphy responded that she is waiting for Mr. Fifer to provide his availability for upcoming meeting dates.

Director Vernon noted that he met with a consultant from Jefferson Parkway Public Highway Authority regarding the access easement for a cell phone tower and the consultant was not receptive to the proposal. He further noted that there is a lot of room on the other side of the railroad tracks to install a cell phone tower in an alternative location.

**Other Business** None.

**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 (Mar 25, 2025 21:34 MDT)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 18<sup>th</sup> day of March, 2025.