

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
LEYDEN ROCK METROPOLITAN DISTRICT
HELD NOVEMBER 18, 2025 AT 6:00 PM
17685 W. 83RD DR., ARVADA, COLORADO, AND VIA TELECONFERENCE**

The regular meeting of the Board of Directors of Leyden Rock Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Brett Vernon, President
Scott J. Plummer, Secretary
Jeff Cunningham, Treasurer
Christian Ardita, Assistant Secretary
Robert Betts, Assistant Secretary

Also present were Megan J. Murphy, Esq., WBA, PC, Attorneys at Law, District General Counsel; Katie Call, Christine Ahern, and Jackie Casas, AdvanceHOA Management, District Manager; Wendy McFarland, Pinnacle Consulting Group, Inc., District Accountant; and Chris Woodley, Mountain Media Production, CO.

Call to Order/Declaration of Quorum

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 that provided WBA, PC, with notice of 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 inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Confirmation of Posting of Meeting Notices

Ms. Murphy confirmed the meeting notice was posted as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comments

None.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Minutes from October 21, 2025 Regular Meeting
- Third Amendment to Independent Contractor Agreement with AdvanceHOA for District Management Services
- Renewal for 2026 with Pinnacle Consulting Group for Accounting Services
- Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2026
- Amended Digital Accessibility Policy;
- Independent Contractor Agreement with Big Red Running LLC d/b/a Runners Roost for November 15, 2025 Race Services.

Financial Matters

Consider Approval of Payables/Financials – Ms. McFarland presented the Claims in the amount of \$10,735.86 and September 30, 2025 Financial Statements to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Claims and Financial Statements.

Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget – The public hearing on the 2025 Budget Amendment was opened. Ms. Murphy noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. McFarland reviewed the Resolution Amending the 2025 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board of District unanimously adopted

the resolution amending the General Fund to \$2,300,000 and the Special Revenue Fund to \$2,000,000.

Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money, and Certifying Mill Levies for the 2026 Calendar Year - The public hearing on the proposed 2026 Budget was opened. Ms. Murphy noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Director Vernon reviewed the 2026 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board, unanimously adopted the resolution adopting the 2026 Budget, appropriating funds therefor and certifying mills as shown in the 2026 Budget, subject to receipt of final assessed valuation.

Consider Approval of Engagement Letter with Dazzio & Associates, P.C. for 2025 Audit Services – Ms. McFarland presented the engagement letter with Dazzio & Associates, P.C. for 2025 Audit Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement letter.

Other Financial Matters – None.

District Management Matters

District Manager’s Report – Ms. Call presented her report to the Board.

Consider Approval of Weather Trak Subscription – Ms. Call presented the Weather Trak Subscription to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the subscription.

Consider Approval of Independent Contractor Agreement with Allied Waste Transportation Inc. d/b/a Republic Services of Denver for 2026 Trash Services – Ms. Call presented the Independent Contractor Agreement with Allied Waste Transportation Inc. for 2026 Trash Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of Independent Contractor Agreement with Weed Wranglers for 2026 Weed/Pest Control Services – Ms. Call presented the Independent Contractor Agreement with Weed Wranglers for 2026 Weed/Pest Control Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of Independent Contractor Agreement with Pet Scoop for 2026 Pet Waste Removal Services – Ms. Call presented the Independent Contractor Agreement with Pet Scoop for

2026 Pet Waste Removal Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of Independent Contractor Agreement with Timberline Mechanical for 2026 HVAC Preventative Maintenance – Ms. Call presented the Independent Contractor Agreement with Timberline Mechanical for 2026 HVAC Preventative Maintenance to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of Independent Contractor Agreement with Preservation Tree Care for 2026 Tree Care Services – Ms. Call presented the Independent Contractor Agreement with Preservation Tree Care for 2026 Tree Care Services to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the agreement. Director Cunningham voted against approval of the agreement.

Discussion Regarding Expanded Mapping Option through Preservation Tree Care – Ms. Call engaged in discussion with the Board regarding mapping options through Preservation Tree Care. The Board determined to defer this matter.

Discussion Regarding Recording Board Meetings – The Board engaged in discussion regarding recording Board meetings. The Board determined to continue this discussion at future meetings.

Discussion Regarding 2026 Board Meeting Dates – The Board engaged in discussion regarding 2026 Board meeting dates. Legal Counsel will coordinate 2026 meetings.

Other Management Matters – None.

Legal Matters

Consider Adoption of 2026 Annual Administrative Resolution – Ms. Murphy presented the 2026 Annual Administrative Resolution to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of Engagement Letter with WBA, PC for Legal Services – Ms. Murphy reviewed the Engagement Letter from WBA, PC for Legal Services with the Board. Ms. Murphy stated that as she and Ms. Crosby are not independent as to the engagement, the Board is advised to have separate legal counsel review the engagement letter. The Board declined to engage separate legal counsel to review the letter. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement.

Other Legal Matters – None

Capital Projects Discussion

Update Regarding Capital Projects Parks Plans – Director Vernon provided the Board with an update. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Capital Projects Parks Plans.

Discussion Regarding Change Orders – Deferred.

Director’s Matters

Discussion Regarding Emergency Preparedness Document – Deferred.

Other Director’s Matters – Director Vernon encouraged everyone to attend the LeydenReady meeting on November 19th.

Director Plummer requested snow removal enforcement on corner lots.

Director Cunningham noted Councilman Fifer is supportive of the District moving forward to construct trails after meeting with Director Cunningham.

Director Ardita inquired about paint and staining reminders.

Director Betts requested Ms. Call coordinate with the snow removal contractor to focus on the intersections of 84th Place; 84th Lane; and Yucca.

Other Business

Executive Session - Executive session of the Board of Directors for the purpose of discussing personnel matters with an attorney for the District as pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes. - Upon motion of Director Ardita, seconded by Director Vernon, and upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 8:33 p.m. for the purpose of personnel matters pursuant to §24-6-402(4)(f), C.R.S..

Pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of the District’s attorney, constitutes privileged attorney-client communication pursuant to § 24-6-402(4)(b), C.R.S.

Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

The Board reconvened in regular session at 9:13 p.m.

Adjourn

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards 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 \(Dec 26, 2025 10:42:36 MST\)](#)

Secretary for the Meeting

The foregoing minutes were approved on the 16th day of December, 2025.

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Leyden Rock Metropolitan District, I attended the executive session meeting Leyden Rock Metropolitan District convened at 8:33 p.m. and November 18, 2025 for the sole purpose of discussing personnel matters as authorized by Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.

Megan J. Murphy

Megan J. Murphy, Esq.