

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
LEYDEN ROCK METROPOLITAN DISTRICT
HELD TUESDAY, JANUARY 13TH, 2026 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 **arrived where indicated*
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, AdvanceHOA Management, District Manager; Chris Woodley, Mountain Media Production, CO; and residents.

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 amended.

**Director Cunningham arrived*

Public Comments

Mr. Nagel noted an influx of e-bikes and an issue with the type of bicycles and how Arvada Police Department is enforcing the type of bikes. Mr. Nagel noted the speed of some bicycles can lead to dangerous behavior. Mr. Nagel recommended a three part communication campaign for the community to help everyone understand the rules and regulations with the e-bikes. Mr. Nagel requested a community meeting with Arvada Police Department to discuss the rules and regulations with the community.

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 December 16, 2025 Regular Meeting;
- Resolution Designating Meeting Notice Posting Location;
- Third Amended and Restated Resolution Establishing Architectural Review Committee;
- Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.; and
- Independent Contractor Agreement with Matt Greenwaldt d/b/a Matt G Comedy for Entertainment Services on January 24, 2026

Financial Matters

Consider Approval of Payables/Financials - Director Cunningham presented the Claims in the amount of \$148,759.83 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Claims.

Other Financial Matters – None.

District Management Matters

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

Facilities and Lifestyle Report – Ms. Call presented the report to the Board.

Discussion on ARC Guidelines for Generators – Ms. Call engaged in discussion with the Board regarding generators. Members of the public noted there is not enough space in between homes to accommodate permanent generators and that some residents have items in their homes that make it difficult to go without power. The Board requested Ms. Call to collaborate with covenant enforcement counsel to draft guidelines that correlate with the City of Arvada guidelines.

Discussion on Bus Stop Snow Removal – The Board engaged in discussion regarding bus stop snow removal. After discussion, the Board determined to keep the trigger depth for snow removal at bus stops at 2”.

Discussion and Consider Approval of 2026 Pool Vending Machine Delivery Cost – Ms. Call engaged in discussion with the Board regarding the 2026 pool vending machine delivery cost. Following discussion, upon a motion duly made and seconded, the Board approved the pool vending machine delivery cost. Director Cunningham informed the Board that he has a potential conflict of interest involving the matter discussed herein, and Director Cunningham abstained from voting on the matter.

Keesen Proposal for Drain Restoration – Ms. Call presented the proposal from Keesen Landscape for drain restoration to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Other Management Matters – Ms. Call noted the Board approved the pool valve replacement. Peak One Pool and Spa provided information to the Board regarding follow-up questions.

Legal Matters

Consider Approval of Independent Contractor Agreement with AdvanceHOA Management – Ms. Murphy presented the Independent Contractor Agreement with AdvanceHOA Management to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Capital Projects Discussion

Update on Trails – Director Cunningham noted there was not an update to provide.

Other Capital Projects Matters – None.

Director’s Matters

Discussion Regarding LeydenReady Update – Director Vernon provided an update to the Board.

Consider Approval of Proposal from Architerra Group for Construction Administration – Director Vernon presented the proposal from Architerra Group for Construction Administration to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Other Director’s Matters -

Director Betts recommended the District follow the City of Arvada’s guidance on regulation of e-bikes. Director Betteres recommended that the Board be intentional regarding communication to the community about e-bike usage and regulation.

Other Business

None.

Adjourn

There being no further business to come before the Board, following discussion and upon a 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 (Feb 15, 2026 11:28:30 MST)
Secretary for the Meeting

The foregoing minutes were approved on the 10th day of February, 2026.