

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, July 15, 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 Ardita
Robert Betts

Also present: Tate E. Crosby, Esq., and Megan J. Murphy, Esq., WBA, PC, District General Counsel; Katie Call, Lane Melott, Christine Ahern, AdvanceHOA, District Management; Wendy McFarland, Pinnacle Consulting Group, Inc., District Accountant; Steve Dazzio, Dazzio & Associates, PC, District Auditor; Jacob Hollars, Esq., Spencer Fane, LLP; Lauren Herstenberg, Peak One Pool & Spa; Chris Woodley, Mountain Media Production, CO; and members of the public.

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. Crosby advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Crosby 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. Crosby 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. Following discussion, upon a motion

duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment

A resident inquired about public infrastructure and finance.

Executive Session

Upon motion of Director Vernon, seconded by Director Plummer, and upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 6:12 p.m. for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), 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 Boards reconvened in regular session at 6:52 p.m.

Following discussion, upon a motion duly made and seconded, the Board approved proceeding with filing a foreclosure suit on three properties owned by a common owner. Director Plummer voted against the approval of filing a foreclosure suit.

Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Mr. Hollar to negotiate payment with the homeowner and to waive late fees and interest.

District Management Matters

Discussion and Consider Approval of Pool Plaster Additional Maintenance

The Board engaged in discussion regarding the additional maintenance with Pool Plaster. Ms. Herstenberg from Peak One Pool & Spa presented the estimate to the Board.

Director Vernon inquired about steps during the off season to improve the plaster. Ms. Herstenberg noted that using as little acid wash as possible will help keep the plaster intact.

Director Plummer inquired about coping stones and sealants. Ms. Herstenberg to research.

Director Ardita inquired about rust through the plaster and how to

prevent it. Ms. Herstenberg noted the rebar can be removed or coated with silicone to prevent rust.

Following discussion, upon a motion duly made and seconded, the Board approved the estimate. Director Cunningham voted against the approval of the estimate.

Consent Agenda

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

- Minutes from June 17, 2025 Regular Meeting;

Financial Matters

Consider Approval of Payables/Financials Ms. McFarland presented the Claims dated June 5, 2025 through July 2, 2025 in the amount of \$33,299.99 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims.

Consider Acceptance of 2024 Audit Mr. Dazzio presented the 2024 Audit to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the audit.

Reserve Study Ms. Call engaged in discussion with the Board regarding the Reserve Study. Ms. Call noted the most recent study was completed in 2019. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Association Reserves to complete the reserve study.

Other Financial Matters None.

District Management Matters

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

Discussion Regarding Compliance Inspections and Expectations Ms. Call engaged in discussion with the Board noting a new inspector. The Board determined to defer this matter until August to review the options.

Other Management Matters Mr. Woodley provided the Board with an update on the emergency videos. The Arvada Fire Department participated and the videos will be completed soon. Mr. Woodley anticipates all videos be sent to the community by September 1st.

Legal Matters

Discuss November 2025 Coordinated Election		Ms. Murphy engaged in discussion with the Board. The Board determined not to hold a November 2025 Coordinated Election.
Update Website Matters	Regarding Accessibility	Ms. Murphy engaged in discussion with the Board regarding website accessibility. The Board determined to have documents from 2023 to present on the website.
Other Legal Matters		None.

Capital Projects Discussion

Other Capital Matters	Projects	Director Betts noted the City of Arvada will provide a complete response regarding parks will be received by July 31, 2025.
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Director's Matters

Discussion Trails Update	Regarding	Director Cunningham noted the plans for the trails and retaining walls are 90% complete. Director Cunningham and Director Betts met with Mr. Brown to discuss mountain bike requests for trails. Director Betts and Ms. Call noted a clear understanding of the plans. The two bike paths are concept only and the District submission is only for the ADA compliant trails. Director Betts noted the District is not responsible for two paths. The Board determined to submit the trails plans as is.
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Discussion Dead Trees in Sidewalk Lawns	Regarding in the	Deferred.
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Other Director's Matters		Director Vernon noted the City of Arvada desires to engage in emergency response planning with the Community. Director Vernon will pursue additional information from the City.
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Director Plummer noted an empty planter box on Culebra. Ms. Call will investigate.

Director Betts requested an update on maintenance or improvements to the trail that recently eroded.

Other Business

Adjournment		There being no further business to come before the Board and following discussion and upon motion duly made, seconded, and
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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

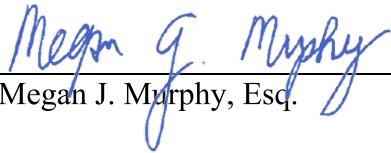
[Scott J Plummer \(Aug 26, 2025 19:28:37 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 19th day of August, 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 6:12 p.m. on July 15, 2025 for the sole purpose receiving legal advice as it relates to collections accounts with Spencer Fane as authorized by Section 24-6-402(4)(b). 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, Esq.