

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, August 19, 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 **arrived where indicated*
Jeff Cunningham
Christian Ardita

Director Betts was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Megan J. Murphy, Esq., WBA, PC, District General Counsel; Katie Call, AdvanceHOA, District Management; Wendy McFarland, Pinnacle Consulting Group, Inc., District Accountant; Chris Woodley, Mountain Media Production, CO; and Angie Sherman, Keesen Landscape.

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

as amended.

Public Comment

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 July 15, 2025 Regular Meeting;
- Minutes from July 15, 2025 Annual Meeting;
- Revised Clubhouse Rental Agreement;
- Independent Contractor Agreement with Tay’s Esthetics LLC d/b/a Taylor Rose Beauty for Hair Art Services on July 4, 2025;
- Independent Contractor Agreement with Peak One Pool & Spa for Installation of Sodium Hypochlorite Sanitizer Automated Chemical Injection System;
- Independent Contractor Agreement with Peak One Pool & Spa for Pool Plaster Replacement;
- Independent Contractor Agreement with Association Reserves for Reserve Study;
- Independent Contractor Agreement with Rion Evans Presents LLC for Game Show Event on July 13, 2025; and
- Independent Contractor Agreement with Higgs Production Services LLC for Trash Enclosure Repairs.

Financial Matters


Consider Approval of Payables/Financials Ms. McFarland presented the Claims dated July 3, 2025 through August 8, 2025 in the amount of \$42,194.68 and Unaudited Financial Statements dated June 30, 2025 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims and unaudited financial statements subject to confirmation that the amount of interest shown in the financial statements is correct.

Discussion Regarding Clubhouse Tower Windows Fund Source Ms. Call noted the clubhouse tower windows were replaced earlier in the year with funds from the Special Revenue Fund funded by the General Fund.

Other Financial Matters None.

District Management Matters

District Report	Manager's	Ms. Call presented the report to the Board. The Board engaged in discussion regarding tree watering by Keesen Landscape. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the tree watering.
Preview of Emergency Preparedness Series/Update Mountain Media	Video from	Mr. Woodley presented to the Board, noting the first set of videos are complete.
Update Emergency Management Workshop	Regarding	Mr. Woodley presented to the Board, noting the workshop is scheduled for September 6 th . Mr. Woodley noted the videos will be sent out by the end of September. Ms. Call noted they are coordinating with Mr. Wilkerson with the City of Arvada regarding this workshop.
Consider Approval of Pool Tree Replacement Proposals		Ms. Call presented the pool tree replacement proposals to the Board. The Board engaged in discussion regarding types of trees. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
<i>*Director Plummer arrived</i>		
Consider Approval of Open Space/Fenceline Tree Removal Proposal		Ms. Sherman presented the open space/fenceline tree removal proposal to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
Discussion Fall Flowers	Regarding	Ms. Call engaged in discussion with the Board regarding fall flowers. The Board decided against approval of the proposal.
Consider Approval of 2025-2026 Removal Proposal from Keesen Landscape	Snow	Ms. Call presented the 2025-2026 snow removal proposal from Keesen Landscape to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.
Consider Approval of 2025-2026 Lighting Proposal	Holiday	Ms. Call presented the 2025-2026 holiday lighting proposal to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal with temporary lighting only.
Discussion Compliance and Expectations	Regarding Inspections	Ms. Call reviewed the compliance inspection report with the Board.
Other Matters	Management	None.


Christian Ardita (Sep 17, 2025 19:05:39 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 16th day of September, 2025.