

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, March 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 Ardita  
Jen Langhals

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, AdvanceHOA, District Management; Robert Betts, Director Candidate; Nathan Higgs, Higgs Production Services, LLC; 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. 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 presented.

**Public Comment**

Mr. Fiola requested a solution to the trash bins on windy days. Mr. Fiola requested the Board coordinate efforts with Republic Trash Services to find a solution. Director Plummer noted he will correspond with the Manager and Director Vernon noted the Board has semi-annual meetings with Republic to discuss these matters.

Mr. Donzelli inquired about a crossing sign at the crosswalk of Leyden Rock Drive and West 85<sup>th</sup> Place. Director Vernon noted this was discussed with the City of Arvada (the “City”) but was decided against as the City noted studies show that speeds increase when crosswalks are present. Director Vernon noted the City is responsible for traffic enforcement and he will bring it up with Commander Shehan in June.

Mr. Boomer noted he has observed extremely fast drivers in the neighborhood. Mr. Boomer inquired about speed mitigation with the City. Mr. Boomer inquired about the survey of trees and if dead trees are going to be cut and the irrigation capped, there would be an opportunity for residents to donate trees.

**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 February 18, 2025 Regular Meeting; and
- Minutes from March 4, 2025 Regular Meeting

**Financial Matters**

Consider Approval of Ms. Murphy presented to the Board.  
Payables/Financials

Other Financial Matters None.

**District Management Matters**

District Manager’s Report Ms. Call presented the report to the Board. Ms. Call noted the ongoing matter of replacing Clubhouse furniture.

Consider Approval of Independent Contractor Agreement with Rhonda Batchelor d/b/a Rad Booth Co. for Super Ms. Call presented the Independent Contractor Agreement with Rhonda Batchelor d/b/a Rad Booth Co. for Super Heros Kids Dance Event to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Heros Kids Dance Event  
on March 29<sup>th</sup>

Consider Approval of Independent Contractor Agreement with Tune It Up DJs LLC for DJ Services Ms. Call presented the Independent Contractor Agreement with Tune It Up DJs LLC for DJ Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Discuss and Consider Approval for Clubhouse Tower Window Repair Ms. Call and Mr. Higgs presented to the Board. The Board reviewed proposals. Following discussion, upon a motion duly made and seconded, the Board approved the proposal for tempered glass to be installed on all twelve windows. Director Cunningham voted against the proposal for tempered glass.

The Board engaged in discussion regarding the broken window. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Director Vernon and Director Ardita to find a solution to secure the broken window not to exceed \$2,300 to ultimately be paid for from the capital replacement reserve.

Discuss and Consider Approval for 2026 VSPC Voting Poll Center Ms. Call presented a proposal to the Board for a 2026 VSPC Voting Poll Center. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Other Management Matters Ms. Call engaged in discussion with the Board regarding pool replastering. Following discussion, upon a motion duly made and seconded, the Board determined to approve PeakOne Pool and Spa for replastering services.

**Legal Matters**

Other Legal Matters None.

**Capital Projects Discussion**

Other Capital Projects Matters None.

**Director's Matters**

Other Director's Matters Director Vernon inquired about a draft resolution regarding the Jefferson County Parkway and the Board's support for the realignment of the Parkway. Director Vernon requested to work with Ms. Langhals on the draft resolution.

Director Vernon noted the City of Arvada declined the request for an easement across the Parkway to build an access road for the cell phone tower. Director Vernon relayed that a nearby boat storage center is supportive of a cell phone tower and discussions are underway.

Director Vernon noted he has been working on temporary irrigation with Ms. Call and Ms. Ahern. The group is comparing bids.

Director Plummer commended Republic Trash Services for their trash management services.

**Other Business**

Ms. Murphy engaged in discussion with the Board regarding the May 6<sup>th</sup> board meeting. The Board deferred this discussion.

**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 (Apr 25, 2025 09:33 MDT)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 15<sup>th</sup> day of April, 2025.