

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
LEYDEN ROCK METROPOLITAN DISTRICT
HELD TUESDAY, APRIL 14, 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
Christian Ardita, Assistant Secretary

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

Also present were Megan J. Murphy, Esq., WBA, PC, Attorneys at Law, District General Counsel; Katie Call and Tonya Higgs, AdvanceHOA Management, District Manager; Andy Laycock, Ascent Land Development; and members of the public.

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.

Public Comments

Mr. Vigil, who resides on 84th Lane, adjacent to the open space, raised a concern regarding an informal trail that has formed near their home. Foot traffic on this unauthorized trail has resulted in vegetation loss. The resident requested that the District consider installing barriers to redirect pedestrians to the designated trail and reseeding the damaged area.

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 March 10, 2026 Regular Meeting;
- Minutes from March 19, 2026 Annual Meeting;
- Independent Contractor Agreement with Equalized Productions, LLC for Easter Bunny Services on March 28, 2026;
- Independent Contractor Agreement with Equalized Productions, LLC for Clubhouse WAP Installation;
- Independent Contractor Agreement with Paracom Systems, LLC for Clubhouse Safety Services;
- Independent Contractor Agreement with Serenity Technology Inc. d/b/a NersToGo for Clubhouse WAP Configuration;
- Independent Contractor Agreement with CCAFA LLC d/b/a Sparkle Squad for Window Cleaning and Power Washing; and
- Work Order #127686 with Keesen Landscape for Pond A Riprap

Financial Matters

Consider Approval of Payables/Financials – Director Cunningham presented the Claims in the amount of \$24,159.17 and the status of the budget vs. actual. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Claims.

Other Financial Matters – None.

Capital Projects Discussion

Update on Trails – Director Cunningham had no updates to report.

Other Capital Projects Matters – Director Vernon noted that City-mandated water restrictions may impact proposed new plantings. Mr. Laycock advised the installation contractor is willing to honor the same warranty under Stage 1 water restrictions. Mr. Laycock recommended proceeding with the permit, pre-construction meeting, and scheduling, with the option to reevaluate proposed plantings based on water restriction developments. Director Cunningham and Director Plummer concurred with the recommendation.

District Management Matters

District Manager’s Report – Ms. Call presented her report to the Board. Ms. Call introduced Ms. Higgs to the Board and noted that Ms. Higgs will be covering for Ms. Call while on maternity leave. The Board engaged in discussion regarding xeriscape installation in tree lawns and will coordinate with the District’s covenant enforcement counsel to update documents.

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

Consider Approval of Proposal from Keesen Landscape for Mulch Refresh – Ms. Call presented the proposal from Keesen Landscape for Mulch Refresh to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of Proposal from Keesen Landscape for Entry Monument and Landscape – Ms. Call presented the proposal from Keesen Landscape for Entry Monument and Landscape to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and costs being paid from the capital project fund.

Discuss and Consider Approval of Proposal from Keesen Landscape for Culebra Bed Updates – Ms. Call presented the proposal from Keesen Landscape for Culebra Bed Updates to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and costs being paid from the capital project fund.

Consider Approval of Increased Pet Station Service Frequency – Ms. Call presented to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the frequency of pet station service.

Xcel Energy Approval for \$242.00 – Ms. Call presented to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved making payment to Xcel Energy for \$242.00.

Other Management Matters – Director Ardita requested that Ms. Call solicit proposals for the installation and maintenance of dog bag dispensers near the parks.

Legal Matters

Review Memorandum Regarding Service Animals and Special District Facilities – Ms. Murphy presented the memorandum to the Board. Ms. Murphy noted legal counsel recommends updating the current Pool and Clubhouse Use Policy to reflect accommodations for service animals as outlined in the memorandum.

Consider Approval of Updated Pool and Clubhouse Use Policy – Ms. Murphy presented the updated Pool and Clubhouse Use Policy to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the updated policy.

Consider Approval of Exhibit D to Pool and Clubhouse Use Policy – Ms. Murphy presented Exhibit D to Pool and Clubhouse Use Policy to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the updated Exhibit D to the Pool and Clubhouse Use Policy.

Other Legal Matters – None.

Director’s Matters

Discussion Regarding LeydenReady Update – Director Vernon presented to the Board.

Discussion Regarding Culebra Entrance Improvements – None.

Other Director’s Matters –

Director Vernon – No updates.

Director Plummer noted that five residents are concerned the fence staining restrictions are being arbitrarily enforced. Director Plummer noted that there are four sick trees located on Culebra Street.

Director Cunningham inquired about a new trash can installed at Wilkerson and Jefferson Parkway. Ms. Call confirmed. Director Cunningham inquired about Keesen having a plan for weeds in the flower beds. Ms. Call noted she is flagging areas when she sees them. Director Cunningham requested Keesen to investigate the corner of Yule and Leyden Rock as there are sick trees. Director Cunningham noted the ornamental grasses on Leyden Rock Drive need a refresh.

Director Ardita requested additional solar lights in the Clubhouse parking lot.

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 (May 30, 2026 11:51:47 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 12th day of May, 2026.