

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
LEYDEN ROCK METROPOLITAN DISTRICT
HELD DECEMBER 16, 2025 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 and Christine Ahern, AdvanceHOA Management, District Manager; Andy Laycock, Ascent Land Development; 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.

Public Comments

None.

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 November 18, 2025 Regular Meeting
 - Director Betts requested a change on Page 5 of the minutes. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the change.

District Management Matters

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

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

**Director Cunningham arrived*

Consider Approval of Proposal from Peak One Pool and Spa for Pool Valve Replacement – Ms. Call presented the proposal from Peak One Pool and Spa for Pool Valve Replacement to the Board. The Board authorized Ms. Call to negotiate the price. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of Independent Contractor Agreement with Peak One Pool and Spa for 2026 Pool Maintenance Services – Ms. Call presented the Independent Contractor Agreement with Peak One Pool and Spa for 2026 Pool Maintenance Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

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. Mr. Leewood requested the District share the cost of transporting the vending machine. The Board determined to defer this matter.

Consider Approval of Independent Contractor Agreement with Mile High Pools for 2026 Pool Gate Monitors – Ms. Call presented the Independent Contractor Agreement with Mile High Pools for 2026 Gate Monitors to the Board. Director Plummer noted he does see the need to staff two attendants Monday through Friday. Following discussion, upon a motion duly made and seconded, the Board approved the agreement as presented.

Other Management Matters – None.

Capital Projects Discussion

Discussion Regarding Change Orders – Director Vernon engaged in discussion with the Board. Director Plummer requested Director Vernon and Director Betts to review any change orders, especially for Daybreak Park. Following discussion, upon a motion duly made and seconded, the Board unanimously approved change orders, not to exceed the amount of \$2,455,800 and authorized Hall Contracting, Ascent Land Development, Director Vernon, and an additional board member.

Consider Approval of Change Order for Playground Surface in Daybreak Park – Director Vernon presented the change order for playground surface in Daybreak Park to the Board. Ascent Land Development is investigating.

Discussion Regarding Capital Project Budget versus Current Bids – Director Vernon engaged in discussion with the Board regarding the capital project budget versus current bids. No action taken.

Discussion Regarding Draw Request Protocols – Director Vernon engaged in discussion with the Board regarding draw request protocols. The Board determined to add the Exhibit from Hall Contracting to the project manual.

Discussion Regarding 5% Retention in Contract – Director Vernon engaged in discussion with the Board regarding the 5% retention in contract. No action taken.

Discussion Regarding Insurance Coverage during Construction – Director Vernon engaged in discussion with the Board confirming adequate insurance coverage.

Discussion Regarding CMS Enviroserve – Storm Water Management – Director Vernon engaged in discussion with the Board regarding CMS Enviroserve – Storm Water Management.

Update on Trails – Director Cunningham noted the City of Arvada does not have the information necessary to confirm if concrete is required. The District can request the additional survey in the amount of \$45,000. Following discussion, upon a motion duly made and seconded, the Board

unanimously authorized Director Cunningham to seek approval for funding, subject to the City of Arvada providing validation that a positive survey determines the District can move forward.

Financial Matters

Consider Approval of Payables/Financials – Director Vernon presented the Claims in the amount of \$11,306.54 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Claims.

Legal Matters

Other Legal Matters – None

Director’s Matters

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

Discussion Regarding Reimbursement Request for Clubhouse Rental by LeydenReady – Director Vernon requested to be refunded in the amount of \$400 for the clubhouse rental.

Discussion Regarding Clubhouse Rental for Board Members and Community Meetings – Director Vernon engaged in discussion with the Board regarding clubhouse rental for Board Members and Community Meetings. Following discussion, upon a motion duly made and seconded, the Board unanimously approved allowing Board Members to reserve the clubhouse without paying a fee.

Update from AdvanceHOA – Director Vernon noted he is working with AdvanceHOA to define the roles with the staff, and it has been positive.

Other Director’s Matters -

Director Vernon attended a presentation with the City Council regarding why the Jefferson County Parkway needs to go through the Leyden Rock Community.

Director Ardita inquired about a backflow email from Ms. Call. Ms. Call noted Keesen Landscape will provide a proposal to remove and reinstall backflows each year.

Other Business

Executive Session - Executive session of the Board of Directors for the purpose of discussing personnel matters regarding Katie Call and Christine Ahern with an attorney for the District as pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes. - Upon motion of Director Plummer, seconded by Director Vernon, and upon an affirmative vote of at

least two-thirds of the quorum present, the Board convened in executive session at 8:32 p.m. for the purpose of personnel matters pursuant to §24-6-402(4)(f), 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 Board reconvened in regular session at 9:02 p.m.

Adjourn

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards 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 (Jan 16, 2026 10:30:45 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 13th day of January, 2026.

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 8:32 p.m. on December 16, 2025 for the sole purpose of discussing personnel matters as authorized by Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes. 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

Megan J. Murphy, Esq.