LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

17685 W. 83rd Drive, Arvada, Colorado

& Via Teleconference

Tuesday, November 10th, 2026 at 6:00 PM

https://leydenrocklife.com/

Board of Directors:

Brett Vernon, President	Term to May 2027
Scott J. Plummer, Secretary	Term to May 2027
Jeff Cunningham, Treasurer	Term to May 2029
Christian Ardita, Assistant Secretary	Term to May 2029
Robert Betts, Assistant Secretary	Term to May 2029

Join Zoom Meeting:

https://us06web.zoom.us/j/85489291320?pwd=Zba4KHOJfaDMo5wa6u8zdbP3n7cSFR.1

Meeting ID: 854 8929 1320

Passcode: 015315

Call-in Number: +1-646-931-3860

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum

2. Director Conflict of Interest Disclosures

3. Approval of Agenda

4. Public Comment – Members of the public may express their views to the Board on matters that affect the District on items not otherwise on the agenda. Comments will be limited to three (3) minutes per person.

5. Consent Agenda
    a. Approval of Minutes from October 13, 2026 Regular Meeting (**enclosure**)
    b. Ratification of Independent Contractor Agreement with Neighborly Fence Staining for Wayfinding Sign Replacement
    c. Ratification of Independent Contractor Agreement with Advantage Pest Control for 2027 Pest Control Services
    d. Ratification of Independent Contractor Agreement with Sparkle Squad for 2027 Window Cleaning and Power Washing Services
    e. Ratification of Independent Contractor Agreement with Mountain Media Productions for 2027 Live Streaming Services
    f. Ratification of Independent Contractor Agreement with Weed Wranglers for 2027 Weed Management and Prairie Dog Control Services

g. Ratification of Independent Contractor Agreement with Allied Waste d/b/a Republic Services of Denver for 2027 Trash Services
h. Ratification of Independent Contractor Agreement with Lee Design Group for 2027 Design Review Services
i. Ratification of Independent Contractor Agreement with Mile High Pools for 2027 Pool Monitor Services
j. Ratification of Independent Contractor Agreement with AdvanceHOA for 2027 District Management Services
k. Ratification of Independent Contractor Agreement with Done & Dusted for 2027 Janitorial Services
l. Ratification of Work Order #6098 with PeakOne Pool and Spa for Pool Pump Replacement
m. Ratification of Work Order #6110 with PeakOne Pool and Spa for Pool Cover Replacement
n. Ratification of Work Order #136491 with Keesen Landscape for Rock Top Dress and Cleanup
o. Ratification of Independent Contractor Agreement with Timberline Mechanical for 2027 Preventative Maintenance Services
p. Ratification of Independent Contractor Agreement with Runners Roost for Turkey Trot 5K

6. Financial Matters
    a. Consider Approval of Payables/Financials (**enclosure**)
    b. Conduct Public Hearing on 2026 Budget Amendment and Consider Adoption of Resolution Amending 2026 Budget (if necessary)
    c. Conduct Public Hearing on 2027 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for Calendar Year 2027 (**enclosure**)
    d. Other Financial Matters

7. District Management Matters
    a. District Manager's Report (**enclosure**)
    b. Facilities and Lifestyle Report (**enclosure**)
    c. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, Highstreet Insurance & Financial Services for 2027 Agency Services, and SDA Membership for 2027 (**enclosure**)
    d. Discuss and Consider Approval of Proposal for Wayfinding Sign (**enclosure**)
    e. Discuss and Consider Approval of Proposal for Pet Station Additions (**enclosure**)
    f. Discuss and Consider Approval of Proposal for 2027 Pet Station Services (**enclosure**)

g. Discuss and Consider Approval of Proposal for 2027 Landscape Maintenance Services (**enclosure**)

h. Discuss and Consider Approval of Proposal for 2027 Hydropoint Subscription (**enclosure**)

i. Discuss and Consider Approval of Proposal for 2027 Pool Maintenance Services (**enclosure**)

j. Discuss and Consider Approval of 2027 Board Meetings (**enclosure**)

k. Other Management Matters

8. Capital Projects Discussion
    a. Discussion Regarding Trails Capital Projects
    b. Update on Capital Projects in Progress
    c. Discussion Regarding Sting of Pearls Crush Fine Trail Installment (**enclosure**)
    d. Other Capital Projects Matters

9. Director's Matters
    a. Discussion Regarding Wildfire Mitigation
    b. Other Director's Matters

10. Legal Matters
    a. Consider Adoption of 2027 Annual Administrative Resolution (**enclosure**)
    b. Consider Approval of Engagement Letter with WBA, PC for Legal Services (**enclosure**)
    c. Consider Adoption of Resolution Calling May 4, 2027 Election (**enclosure**)

11. Other Business

12. Adjourn