LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING
Via Teleconference &
17685 W. 83rd Dr., Arvada, Colorado
Tuesday, November 18th, 2025 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/88071359768?pwd=02xMIuXp5vNZLLDFeBmyiN9iVyLrcb.1
Meeting ID: 880 7135 9768
Passcode: 272836
Call-in Number: +1-720-707-2699

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 21, 2025 Regular Meeting (**enclosure**)
    b. Approval of Third Amendment to Independent Contractor Agreement AdvanceHOA for District Management Services (**enclosure**)
    c. Approval of Renewal for 2026 with Pinnacle Consulting Group for Accounting Services (**enclosure**)
    d. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2026 (**enclosure**)
    e. Approval of Amended Digital Accessibility Policy (**enclosure**)

f. Ratification of Independent Contractor Agreement with Big Red Running LLC d/b/a Runners Roost for November 15, 2025 Race Services (**enclosure**)

6. Financial Matters
    a. Consider Approval of Payables/Financials (**enclosure**)
    b. Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget (if necessary)
    c. Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2026 Calendar Year (**enclosure**)
    d. Consider Approval of Engagement Letter with Dazzio & Associates, P.C. for 2025 Audit Services (**enclosure**)
    e. Other Financial Matters

7. District Management Matters
    a. District Manager's Report (**enclosure**)
    b. Consider Approval of Weather Trak Subscription (**enclosure**)
    c. Consider Approval of Independent Contractor Agreement with Allied Waste Transportation Inc. d/b/a Republic Services of Denver for 2026 Trash Services (**enclosure**)
    d. Consider Approval of Independent Contractor Agreement with Weed Wranglers for 2026 Weed/Pest Control Services (**enclosure**)
    e. Consider Approval of Independent Contractor Agreement with Pet Scoop for 2026 Pet Waste Removal Services (**enclosure**)
    f. Consider Approval of Independent Contractor Agreement with Timberline Mechanical for 2026 HVAC Preventative Maintenance (**enclosure**)
    g. Consider Approval of Independent Contractor Agreement with Preservation Tree Care for 2026 Tree Care Services (**enclosure**)
    h. Discussion Regarding Expanded Mapping Option through Preservation Tree Care
    i. Discussion Regarding Recording Board Meetings
    j. Discussion Regarding 2026 Board Meeting Dates
    k. Other Management Matters

8. Legal Matters
    a. Consider Adoption of 2026 Annual Administrative Resolution (**enclosure**)
    b. Consider Approval of Engagement Letter with WBA, PC for Legal Services (**enclosure**)
    c. Other Legal Matters

9. Capital Projects Discussion
    a. Update Regarding Capital Projects Parks Plans

b. Discussion Regarding Change Orders

10. Director's Matters
    a. Discussion Regarding Emergency Preparedness Document
    b. Other Director's Matters

11. Other Business
    a. Executive session of the Board of Directors for the purpose of discussing personnel matters with an attorney for the District as pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), Colorado Revised Statutes.

12. Adjourn