

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, June 17, 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
Christian Ardita **left meeting where indicated*
Robert Betts

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

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, AdvanceHOA, District Management; 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. Brown discussed the ongoing trails issue with the Board. Mr.

Brown noted mud will cause problems for bikers and suggested a directional trail. Mr. Brown noted he has obtained six hundred signatures, and seventeen businesses support his proposal. Mr. Brown is committed to partnering with the Board to address the trails issue in a collaborative and solution-oriented manner.

Director Plummer inquired about the number of signatures from Leyden Rock Metropolitan District residents. Mr. Brown noted two hundred signatures are from residents. Director Plummer inquired about parking issues to access the trails. Mr. Brown noted that trail users will park at Partridge Open Space and ride to the trails. Mr. Brown noted that Jefferson County is aware of the parking issues.

Director Vernon inquired about what is needed by the Board. Mr. Brown requested the Board and residents work together. Director Vernon noted that each group will build trails and will address the issues when the trails intersect.

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 May 20, 2025 Regular Meeting;
- 2024 Annual Report; and
- Engagement Letter with Dazzio & Associates, P.C. to prepare 2024 Audit

Financial Matters

Consider Approval of Payables/Financials Ms. Murphy presented the Claims dated May 9, 2025 through June 4, 2025 in the amount of \$48,921.04 to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims.

Other Financial Matters None.

District Management Matters

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

Discussion and Consider Approval of Power Projects – Yule and Culebra Ms. Call presented the Power Projects at Yule and Culebra to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the projects, subject to clarification regarding the repair process for damaged turf.

Discussion and Consider Approval of Pool Plaster Additional Maintenance Ms. Call presented the additional maintenance for pool plaster to the Board. The Board requested a revised proposal to be presented at the next Board meeting.

**Director Ardita left the meeting*

Other Management Matters None.

Legal Matters

Other Legal Matters None.

Capital Projects Discussion

Review Revised Trail Proposal from Kimley Horn Director Betts presented the review trail proposal from Kimley Horn to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the revised proposal.

Other Capital Projects Matters None.

Director's Matters

Discussion Regarding Dead Trees in the Sidewalk Lawns Director Plummer requested a special board meeting be scheduled to discuss this matter.

Discussion Regarding Trails Update This item was deferred.

Other Director's Matters None.

Other Business

Discussion Regarding July 1st Meeting The Board engaged in discussion regarding the July 1st Capital Projects Meeting. The Board requested to coordinate availability with Ms. Cooley.

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 \(Sep 8, 2025 17:41:13 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 15th day of July, 2025.