

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Thursday, October 6, 2022 at 6:00 P.M. via
Teleconference

Attendance

The special 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 Plummer
Jeff Cunningham
Christian Ardita
Tanis Batsel-Stewart

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Ben Smith, District Manager Jeremy McClain, Katie Call, Jessica Towles-Gottschalk CCMC; Katie Cooley, Ascent Land Development; Alex Fink, District Accountant, CliftonLarsonAllen, LLP; 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 with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Agenda The Board reviewed the agenda as presented. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment None.

District Management Matters

Consider Approval of Independent Contractor Agreement with Ascent Land Development, LLC Director Vernon presented to the Board the Independent Contractor Agreement with Ascent Land Development, LLC. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Agreement subject to final legal review.

Capital Project Workshop The Board engaged in discussion regarding the various capital projects in the community including: improvements to the entry monuments, remediation of drainage areas that are causing mudflow, improvements constructed underneath Xcel powerlines, additional multi-use trails, and purchasing furniture for the Clubhouse and Pool.

Next Steps The Board determined that Ms. Cooley will initially focus on improvements to the entry monuments, remediation of drainage areas that are causing mudflow, and improvements constructed underneath Xcel powerlines. Director Vernon and Mr. Smith will meet with Ms. Cooley and report back to the Board at the next meeting.

Other Management Matters None.

Director Matters None.

Other Business Next meeting October 18th at 6:00 p.m.

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 \(Oct 25, 2022 19:46 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 18th day of October, 2022.