

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, January 16, 2024, 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 Plummer
Jeff Cunningham
Christian Ardita
Tanis Batsel-Stewart

Also present: Erin K. Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, AdvanceHOA, District Management; Alex Fink, CliftonLarsonAllen, LLP, District Accountant; John Firouzi, Alyssa Pepper, and Nick Adams, City of Arvada; Wendy Fetterhoff; 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. Stutz advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Stutz 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. Stutz 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 amended.

Public Comment

Mr. Brown expressed support for the trail project and noted his relationships with outdoor and cycling organizations that would be in support. Mr. Brown expressed his enthusiasm to work with the Board on this project.

Consent Agenda

Following a summary by Ms. Stutz, the items on the consent agenda were ratified, approved, or accepted in one motion duly made and seconded and unanimously carried:

- Minutes from December 19, 2023, Regular Meeting;
- Minutes from January 2, 2024, Special Meeting;
- Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.; and
- Requisition No. 13 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021;

Financial Matters

Consider Approval of Payables/Financials

Mr. Fink presented the Schedule of Cash Position dated September 30, 2023, updated as of January 10, 2024 and claims in the amount of \$25,818.95. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the schedule of cash position and claims.

Public Hearing on 2024 Budget Amendment and Consider Approval of Resolution Amending the 2024 Budget

Deferred.

Other Financial Matters

None.

District Management Matters

Discussion Regarding the Republic Landfill’s Proposed Berm Plan

Mr. Grunquist engaged in discussion with the Board about the construction of a new plant on the District’s property. Republic Landfill will construct a berm to hide the plant and inquired about the District’s input. Mr. Grunquist noted that Republic Landfill will pay for all construction and installation costs, including earthmoving, trees, irrigation, etc. The District will maintain the trees once planted.

Director Cunningham inquired about the smell and noise that would come from the plant. Mr. Grunquist noted the fire stack and compressor will be in the ground. No smell is anticipated from the plant and the surrounding ground and berm should absorb the noise. Ms. Ferguson noted they are using electric compression which will mitigate sound and emissions.

Director Ardita inquired about the size of the berm. Mr. Grunquist noted the berm will use dirt from the plant's construction and will be at least fifteen feet tall. Mr. Grunquist advised that they will install visual markers for the berm in the next week.

Director Cunningham inquired about the access road having a gate. Mr. Grunquist noted the road currently has a gate.

Mr. Grunquist requested information about water access and the tap for irrigation purposes. Ms. Call will connect Mr. Grunquist with Keesen Landscape's Irrigation Manager.

Director Batsel-Stewart inquired about the sound decibels expected from the plant. Ms. Ferguson noted they are currently conducting a sound study from other projects, but they have desk studies available. Director Stewart requested those projections.

Director Vernon noted a couple of Board members will work together to expedite research on questions and provide any recommendations. Director Stewart and Director Plummer volunteered as the liaisons.

Director Plummer noted he would like the berm to be as high and wide as possible.

Director Vernon inquired about the new plant's noise impact in relation to the existing plant. Mr. Grunquist noted the current plant is working daily and the overall noise should not increase.

Presentation Regarding
Status Update for the
City of Arvada
Emergency Preparedness
Study

Mr. Firouzi from the City of Arvada presented Emergency Preparedness Study. This presentation was recorded and is available on the District's website.

Director Plummer inquired about the fire truck accessibility and the ability to create a third lane on W. 82nd from Celabra to Indiana. Mr. Firouzi noted the bike lanes and turn lanes at intersections create additional width. The City noted they are prepared to enhance

shoulders, and they have determined the current infrastructure could be utilized to create additional room. Director Plummer inquired about the procedure when two lanes are full of cars. Mr. Adams noted this is a feasibility study and emergency services would direct traffic as needed.

Director Ardita inquired about risk reductions zones include widening W. 82nd. Mr. Firouzi confirmed the risk reductions zones include W. 82nd and Highway 72. Director Ardita inquired about the maintenance for the access road to Leyden Ranch. Mr. Firouzi noted they are in discussion with a Leyden Ranch representative regarding the maintenance. Director Ardita inquired where the radio signs will be located. Mr. Firouzi noted they chose strategic locations for the signs. The exact locations will be identified when they get to the design phase of implementation.

Director Batsel-Stewart inquired about a 73-foot buffer zone on either side of the street and whether the City will dictate the type of vegetation on private property abutting the buffer zone. T Mr. Firouzi replied that the Fire Department will provide recommendations, but the City will investigate this issue.

Director Vernon inquired about the improvements to W 82nd. Mr. Firouzi noted the improvements would include hardening the shoulder, signage, and vegetation. Director Vernon shares concerns about evacuations if a fire is coming from the West and the ability to widen the roads. Mr. Firouzi will provide feedback within a few weeks.

Mr. Fifer noted it takes multiple agencies to make incremental improvements to complete a project like this. Technical details are forthcoming once the City believes the proposals will be accepted.

District Manager's Report

Ms. Call presented the report to the Board. Ms. Call notes the following information:

- AdvanceHOA has client services and resale services for homeowners and a portal for this information.
- Ms. Call and Legal Counsel are working together to send meeting packets out as soon as possible.
- District documents are available on the District's website.
- AdvanceHOA has a director training series that could be helpful to the Board.
- Financial Reports are provided on the 15th of each month.
- Compliance inspections occur weekly.
- Front Range Asphalt repaired the trash enclosure.

- Equalized Productions installed the Bluetooth faceplate, and they are working on Camera 12.
- Ms. Call is in contact with PeakOne regarding the pool heater. Ms. Call will provide more information closer to the start of pool season.
- Ms. Ahern provides an update on the event schedule.

Director Cunningham inquired about proposal for lights. Ms. Call noted a vendor visited the District, but she still needs the proposal. Director Cunningham and Director Vernon requested Ms. Call to prioritize this project and give the vendor a week to provide proposals.

Director Vernon noted the community meeting regarding the trails project is tentatively set for Thursday, February 8, 2024 at 6:00 p.m. at the Leyden Rock Clubhouse.

It was noted that outstanding contracts are being finalized between legal counsel and the vendors. Clubhouse activity and capital projects have been added to the budget.

Other Management Matters None.

Director’s Matters

Discussion Regarding Trail Grant with Wendy Fetterolf Ms. Fetterolf updated the Board on grant research. Ms. Fetterolf noted there are no available grants in Jefferson County. The Great Outdoors Colorado grant would be the best fit. Deadline for submittal is January 25th for June funding. Director Plummer inquired about legality to accept grants. Ms. Stutz noted that the Service Plan and bond documents may restrict grant acceptance. Ms. Stutz will investigate further. Director Cunningham noted grant applications, if any, can possibly wait until next year. The Board agreed. Ms. Fetterolf will investigate the application and what information is required.

Other Director’s Matters None.

Capital Projects Discussion

Other Capital Project Matters None.

Legal Matters

Other Legal Matters

Ms. Stutz requested clarification on the Board's position on posting the packet on the District website versus only posting the agenda. Ms. Stutz noted the costs to redact personal identifying information and to repost the packet if changes are made. Director Vernon and Director Batsel-Stewart discussed providing a link to request the packet. Director Plummer noted his preference for transparency and asked why this issue is being brought up. Ms. Stutz noted that it was unclear if the practice was in place from the Board's direction or the previous management team and explained the possible costs of continuing the practice. The Board agreed transparency is preferred. Following discussion, the Board determined to continue posting the packet to the website in the interest of transparency.

Other Business

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 (Feb 29, 2024 11:02 MST)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of February 2024.