

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, April 4, 2023 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:

Scott J. Plummer
Brett Vernon
Jeff Cunningham
Christian Ardita
Tanis Batsel Stewart

Also present: Megan Murphy, White Bear Ankele Tanaka & Waldron, District General Counsel; Ben Smith, District Manager, CCMC; Katie Cooley, Ascent Land Management; Ron Hill, 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 at 6:02 PM.

**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. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of 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. Hill inquired about who is on the ballot for the election and when the ballots would be sent. Ms. Murphy noted that Director Vernon, Director Plummer, and Barry Beal Jr. are the candidates and ballots would be mailed between April 10th and April 17th. Ms. Murphy noted there is a candidate forum on April 24th.

Capital Projects Discussion

Discussion and Consider Approval of Food Truck Outlet at the Clubhouse

Mr. Smith presented a proposal for a food truck outlet at the clubhouse to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discussion and Consider Approval of the Addition of a Bottle Filler at the Pool

Mr. Smith presented a proposal for the addition of a bottle filler at the pool to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discussion Regarding Painting/Staining/Stucco at the Pool

Mr. Smith presented four proposals for painting and staining the pool and clubhouse and repairing the stucco to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the CertaPro proposal in the amount of \$16,559.60.

City Approval Process

Ms. Cooley engaged in discussion with the Board regarding the City's approval process. Ms. Cooley noted there are three different proposed submittals through the City: (1) the entry monuments, (2) improvements on City of Arvada property, and (3) improvements on District owned property. Prior to submittal, the Board will provide direction on what areas are going to be improved. Ms. Cooley noted that she will provide a cost estimate and a recommendation to the Board.

Entry Monuments

The Board engaged in discussion regarding improvements to the medians and the entry monuments. The Board directed Mr. Smith to follow up with Architerra.

Emergency Road off of Eldora Way

Mr. Smith is waiting for an update from Chris Gronquist who represents the property owner to the west of the District.

Native Seeding

Mr. Smith presented to the Board, noting that he is working with Keesen Landscape on the native seeding issues.

Projects within City Parks Director Vernon presented to the Board. The Board assigned each Board member to a City Park: Director Vernon is working on the Lookout; Director Plummer is working on Westridge; Director Ardita is working on Daybreak; and Director Batsel Stewart will oversee all park projects.

String of Pearls Director Vernon presented to the Board. Architerra and Ms. Cooley will provide ideas for review.

Trails Director Cunningham noted he would work on this.

Community Garden Director Batsel Stewart noted that she is looking for basic infrastructure to be expanded over time.

Yule and Yucca Open Space The Board engaged in discussion regarding the Yule and Yucca open space. Following discussion, the Board expressed the following statements regarding improvements to the Yule and Yucca Open Space:

- Director Cunningham proposes a trail in the area that would connect the Barbara Gulch Trail to 82nd Trail.
- Director Batsel Stewart agrees with Director Cunningham’s suggestion and improvements north of 86th avenue.
- Director Plummer agrees with Director Cunningham’s suggestion but has reservations.
- Director Ardita noted that the residents near the area disfavor a trail in that area.
- Director Vernon noted this area is a large and it would be a disservice not use it. Director Vernon noted the addition of a trail is in the best interest of the community and the Board would work to keep peace and quiet.

Director’s Matters Director Vernon inquired about a due diligence process for District vendors. Ms. Murphy requested more information before discussing.

Mr. Smith noted the AV project and pool shade project are set to begin on April 17th.

Director Ardita inquired about scheduling a handyman to complete various projects in the community.

Other Business The Board determined to move the discuss moving the April 18, 2023 meeting to April 24, 2023.

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 (Apr 24, 2023 17:06 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 18th day of April, 2023.