

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, May 16, 2023 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

Director Stewart 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 and Ben Smith, CCMC; Alex Fink, CliftonLarsonAllen, LLP, District Accountant; 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. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comment None.

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 April 18, 2023 Regular Meeting; and
- Minutes from May 2, 2023 Special Meeting.

Financial Matters

Consider Approval of Payables/Financials Mr. Fink presented to the Board the financial statements, schedule of cash position from March 31, 2023, and claims in the amount of \$24,378.54. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the financial statements, schedule of cash position, and claims.

Other Financial Matters None.

District Management Matters

District Manager Report Mr. Smith engaged in discussion with the Board. Mr. Smith noted that management is focusing on the pool improvements before the pool's opening.

Discuss and Consider Approval of Pool Light Repair Proposal Mr. Smith presented to the Board the Proposal for Pool Light Repair in the amount of \$7,142. Following discussion, the Board requested another proposal and information regarding the number of bulbs in the area.

Discuss and Consider Approval of Amending the Clubhouse Rental Agreement Mr. Smith engaged in discussion with the Board. Mr. Smith noted he is working with Ms. Call, Director Vernon, and Director Ardita to amend the agreement to allow rental of the AV equipment.

Discuss and Consider Approval of Restoration of Trail/Vista Proposal Ms. Call presented to the Board a proposal from Keesen Landscape for Restoration of Trail/Vista in the amount of \$5,680. The Board deferred this matter.

Other Management Matters Mr. Smith engaged in discussion with the Board regarding vendors having a difficult time meeting minimum insurance requirements for auto insurance. Mr. Smith noted some of the vendors have umbrella insurance and have auto insurance in the amount of \$100,000. No action taken.

Director’s Matters

Other Director’s Matters None.

Capital Projects Discussion

Discuss Any Trail Updates Director Cunningham presented proposed trails for the Board’s consideration. Director Cunningham noted one of the trail connections has a very steep slope. Director Cunningham noted this was sent to Ms. Cooley and is awaiting a response.

Discuss the Addition of an Emergency Access Road off of Eldora Way Culdesac Mr. Smith engaged in discussion with the Board. Mr. Smith noted he has been in discussion with Chris at Republic Services and they are investigating an access road off of Eldora Way. Director Plummer recommended both north and south emergency access points. Director Vernon and Director Plummer to attend meeting with Republic Services about the issue.

Legal Matters

Other Legal Matters None.

Other Business

June 6, 2023 Meeting The Board engaged in discussion regarding the June 6, 2023 meeting.

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 (Jun 22, 2023 17:24 MDT)
Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of June, 2023.