

**MINUTES OF AN ANNUAL MEETING OF  
THE BOARD OF THE  
LEYDEN ROCK METROPOLITAN DISTRICT  
HELD THURSDAY, MARCH 19, 2026 AT 5:30 P.M.  
VIA TELECONFERENCE**

The annual meeting of the Board of Directors of Leyden Rock Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

**Attendance**

Brett Vernon, President  
Scott J. Plummer, Secretary  
Robert Betts, Assistant Secretary

Directors Christian Ardita and Jeff Cunningham were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Tate E. Crosby, Esq., WBA, PC, District General Counsel; Katie Call, AdvanceHOA Management, District Manager; Wendy McFarland, Pinnacle Consulting Group, District Accountant; and members of the public.

**Call to Order/Declaration of Quorum**

The meeting was called to order at 5:34 p.m.

**Presentation Regarding the Status of Public Infrastructure Projects within the Districts**

Ms. Call stated that the public infrastructure was completed in 2019. Ms. Call noted the District engaged contractors and consultants to work on ongoing public improvements. Ms. Call presented the ownership map.

**Presentation Regarding Outstanding Bonds (if necessary)**

Ms. McFarland presented the Series 2021 Bonds. Ms. McFarland noted the Series 2021 Bonds were issued at a par amount of \$45,840,000, with approximately \$42,350,000 in principal currently outstanding, with a variable interest rate ranging from 3% to 5% and are scheduled to mature on December 1, 2051. Ms. McFarland noted that interest and principal payments are funded via specific ownership tax revenues and a debt service mill levy.

**Review of Unaudited Financial Statements**

Ms. McFarland presented the Unaudited Financial Statements.

**Open Floor for Questions – Members of the public may ask questions about the District. The Boards may determine how much time is reserved for questions and for each individual speaker.**

Mr. Margolis inquired about the bond debt and whether that converts to an equity position for residents. Ms. McFarland noted the debt service mill levy will be retired once the debt is paid.

A resident inquired about the structure of the debt payments. Ms. McFarland noted the debt is amortized.

Mr. Margolis inquired about planned capital projects for 2026.

**Adjourn**

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards 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 18, 2026 14:27:29 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 14<sup>th</sup> day of April, 2026.