

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, July 18, 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 Batsel-Stewart was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Erin K. Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, Christine Ahern, Jackie Casas, AdvanceHOA, District Management; Alex Fink, CliftonLarsonAllen, LLP, District Accountant; Brian Peck and Angie Sherman, Keesen Landscape Management, Inc., 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 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 amended.

Public Comment

Mr. Ron Hill engaged in discussion with the Board regarding the trail through the Yule Yucca property. Mr. Hill referred to this area as greenspace and noted that 61 residents have signed a petition requesting there be no development in this space, which represents 84% of adjacent homeowners. Mr. Hill detailed various violations that occurred on or near the property. Mr. Hill noted the increased vandalism in the neighborhood has heightened concerns of open access to the public in Yule Yucca property. Director Vernon clarified the property is an easement, not a greenspace.

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 June 20, 2023 Regular Meeting;
- Minutes from July 12, 2023 Special Meeting; and
- Requisition No. 8 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 to the Board the schedule of cash position from March 31, 2023 updated as of July 7, 2023 and claims in the amount of \$128,203.26. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the financial statements, schedule of cash position, and claims.

Director Vernon requested an invoice date next to the process date on the claims report. Mr. Fink to revise report for next meeting.

Other Financial Matters

Director Cunningham inquired if the landscaping amount spent thus far includes last month’s spending and is reflected the landscaping budget. Mr. Fink will provide this information to the Board. Director Vernon requested financial statements through June 30, 2023. Mr. Fink noted that he is working with AdvanceHOA and CCMC for the remaining items.

District Management Matters

District Manager Report Ms. Call provided the District Manger Report to the Board.

Pool cleanup was completed last week. The cleanup required \$1,000 deposit for the fire hydrant rental and \$1,600 cleanup fee. The pool had to be drained for the cleanup and PeakOne repaired two of the spa lights that that time.

Thirty-five swim lessons took place thus far in the season. The pool closure has impacted the ability to provide additional swim lessons. An update will be provided regarding afternoon lessons.

85th Bluff and Leyden Rock Drive drainage repair has been completed.

The detention ponds cleanup is in progress.

The City owns part of the trail in Filing Nos. 3-4. The City's engineer will take on repairs.

Preservation Tree Care is working with Keesen Landscape on tree maintenance and replacement. Keesen Landscape will complete an irrigation audit and will provide proposals for treatments and winter water recommendations.

PeakOne is working on ADA chair requirements for the pool.

Ms. Ahern is researching ore cart fabricators and is looking into a local contact for steel buffalo monuments.

Discussion Regarding Security Measures for Clubhouse and Pool Facilities The Board engaged in discussion regarding security services and surveillance system. Ms. Call noted she has requested proposals for four weeks of patrol to the end of the pool season. The Board discussed security during late night hours, the length of surveillance required, and signage regarding cameras in the pool area. Ms. Call will inquire about a minimum hour requirement per day. Director Cunningham and Ms. Stutz noted that cameras should be present if there is signage.

Director Plummer and Director Vernon inquired about additional motion censored lighting at the park. Director Vernon noted that District Management requested extra patrols from the Arvada Polic Department. Director Plummer inquired about park hours being posted. Ms. Call confirmed the hours have been posted.

Ms. Call will research lighting options at the park and obtain proposals for security surveillance. The Board confirmed only surveillance is necessary and no armed services are needed.

Consider Approval of Equalized Productions Surveillance System Ms. Call presented the proposal to the Board. Ms. Call noted the camera coverage includes inside the clubhouse and coverage in the pool area. Director Plummer noted his concerns regarding the costs, and Director Cunningham inquired about other proposals. Director Vernon agreed the costs are high but noted the equipment is high-end and the benefit of one company providing the clubhouse A/V system and security system. Director Vernon also noted a sense of urgency to have this completed. Ms. Call noted this vendor has completed existing wiring setup for the cameras during the A/V system install. Ms. Call noted this vendor's work thus far has been great and the team has been professional and prompt. Following discussion, upon a motion duly made and seconded, the Board approved the proposal, subject to the vendor starting install immediately. Director Cunningham voted against approval of the proposal.

Consider Approval of SoliTects Surveillance System None.

Consider Onsite Security Services None.

Consider Approval of Proposal AV Update, Phase 2 – Network Upgrade Ms. Call presented AV Update, Phase 2 – Network Upgrade Proposal to the Board. Ms. Call noted the proposal adds access points to extend WiFi to the pool and move the modem. The Board engaged in discussion regarding the rate and whether additional bids are needed. Ms. Call noted the vendor provided a three-week install schedule and anticipated this install will occur with the surveillance system install. Following discussion, upon a motion duly made and seconded, the Board approved the proposal. Director Cunningham voted against approval of the proposal.

Consider Approval of Proposal for Jefferson Parkway Trail Repairs Ms. Call presented the Proposal for Jefferson Parkway Trail Repairs to the Board. Mr. Peck noted they will add a French drain to tie into the legacy pipe, and the proposal estimate includes repair for the entire trail. Director Vernon and Director Cunningham note their concern with the cost. Director Plummer requests a trail budget for new and existing trails and requests an update from The Architerra Group and Ms. Cooley regarding the cost for new trails. Director

Cunningham and Mr. Fink will work on the budget. Director Vernon inquired about ongoing trail maintenance costs. Mr. Peck noted maintenance will cost approximately \$1000 per year. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the work not to exceed \$58,640, subject to receiving two separate proposals to split work between maintenance flat work and new slope work. Ms. Call and legal counsel will work with Mr. Peck on proposals.

Consider Approval of Proposal #96998 Trail Breezeway 17283 W 84th Drive Ms. Call presented Proposal #96998 to the Board. Director Ardita inquired about protecting the turf. Mr. Peck notes they take a couple of approaches including fertilizing and spot watering to improve plant health. Director Plummer asked about keeping the turf long. Mr. Peck agreed but noted aesthetic issues. Director Vernon inquired about turf replacement in the pool area. Mr. Peck suggested replacing the turf after the pool is closed for the season. Director Ardita and Director Plummer will review the proposal to replace turf in the pool area. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Proposal #96998.

Discussion Regarding Landscape Committee Deferred.

Other Management Matters Director Ardita inquired about mowing behind fence lines. Mr. Peck noted his team mowed a second time this season, but he will send his team out to check progress.

Director's Matters

Discussion Regarding Sidewalk Boarding Leyden Rock Drive Ms. Call noted Keesen Landscape is working on a proposal. Director Vernon notes Keesen's suggested solution is to alternate grass and rock in the area to mitigate the runoff and provide aesthetic appeal.

Other Director's Matters Director Cunningham noted he is unable to attend the special meeting on August 2nd. Director Cunningham commends AdvanceHOA for their professionalism and work on the pool.

Director Plummer notes Comcast is having issues on the westside of the community. The node at the end of El Dora is under powered. Comcast discussed tapping into the District's irrigation power. Director Plummer and Director Vernon prefer to not have an outside party connecting to the District's systems.

Director Ardita received an email about lowering the pool temperature. Ms. Call is working with PeakOne on this request.

Director Vernon noted they are researching a digital pool thermostat and will obtain proposals. PeakOne noted this may not be an option.

Director Vernon provided an update on the clubhouse cabinet under the TV. Director Vernon discussed costs for two cabinets at Home Depot and noted his preference is the option that costs \$2,200. Ms. Call noted other vendors were unresponsive or more expensive. Ms. Ahern indicated she obtained an additional proposal for the cabinets, but the cost is higher than the options discussed. Ms. Call will obtain a quote for cabinet installation.

Director Vernon provided an update on the emergency exits discussion with the City. The Board discussed deferring this matter to the Capital Projects meeting.

Director Vernon noted he would like to allow local elected officials to hold events in the community.

Capital Projects Discussion

Discuss and Consider Public Bidding Process for Ore Carts	This matter was discussed during District Management Matters. Ms. Ahern will work with Director Plummer to obtain proposals.
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Other Capital Matters	Project Director Vernon requested a running list of capital projects. Ms. Call will provide the list to the Board.
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Legal Matters

Other Legal Matters	None.
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Other Business	None.
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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 (Aug 18, 2023 21:03 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 15th day of August, 2023.