

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, January 17, 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
Tanis Batsel Stewart

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Ben Smith, District Manager, Katie Call, 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.

Ms. Murphy noted that Director Cunningham abstained from voting, but that he was in attendance for quorum purposes.

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

Lynn Shelton, who resides at 18962 W. 84th Avenue, inquired about amending the Keesen contract to provide snow plowing on the streets throughout the community. Director Vernon responded to this request and will confer with Mr. Smith about what can be done.

Director Vernon noted that residents have inquired about amending the guidelines to permit chickens in backyards.

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 December 20, 2022 Regular Meeting;
- Rescind Approval of Second Amendment to Independent Contractor Agreement with Aqua Sierra, Inc.;
- Content Release with Best Version Media;
- Requisition No. 2 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021; and
- Requisition No. 3 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021.

Mr. Smith noted the District is researching new vendors for pond maintenance.

Financial Matters

Consider Approval of Payables/Financials

Mr. Fink presented the Schedule of Cash Position dated September 30, 2022 updated as of January 10, 2023 and the Claims in the amount of \$226,457.49. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Schedule of Cash Position and Claims.

Discussion Regarding Continuing Disclosure Obligation for District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds,

Mr. Fink informed the Board that CliftonLarsonAllen, LLP did not timely file the Continuing Disclosure Obligation for District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 202. Mr. Fink informed the Board the Continuing Disclosure was filed along with a notice to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the notice and filing.

Series 2021
Other Financial Matters None.

**District Management
Matters**

District Manager Report Mr. Smith presented the Manger Report to the Board.

Discussion Regarding Mr. Smith noted that he met with legal counsel to discuss the options
Swim Lessons and Adult for the District to provide swim lessons. The instructor providing
Swim Swim swim lessons will be treated the same as any other vendor in the
community pertaining to insurance and liability requirements. The
Board engaged in discussion regarding swim lessons. Director
Ardita noted that he is in favor of providing swim lessons. Director
Cunningham inquired about the levels of swimming lessons, a fee to
be charged, and the timing of swimming lessons during open hours.
Director Plummer suggested to provide swim lessons after lap swim
roughly around 9 to 11 a.m. Mondays through Thursdays. Director
Vernon noted that he is in support of swim lessons. Director
Plummer inquired about liability and complaints. Ms. Murphy noted
that the vendor would be required to indemnify the District and
provide insurance as other vendors are required to do. No action was
taken.

Discussion and Ms. Call presented the Tree Survey Proposal with Preservation Tree
Recommendation of Tree to the Board. Ms. Call noted the District does not have a map of all
Survey Proposal with the trees in the community and their health. Director Vernon noted
Preservation Tree that he met with the vendor and received two bids, one of which was
over \$32,000. Following discussion, upon a motion duly made and
seconded, the Board unanimously approved the proposal.

Other Management None.
Matters

Director's Matters

Discussion Regarding Director Cunningham presented a draft Northwest Area Subplan
Arvada Sub-Area Plan from the City of Arvada to the Board. The plan shows the area north
of the railroad tracks and up to Candelas. Director Cunningham
inquired about an access road from Leyden Rock or Leyden Ranch
to Highway 72. Director Vernon noted that he is in support of the
plan. Director Vernon noted that he met with Vaumont MD and he
has their support of removing Jefferson Parkway. Director Batsel-
Stewart noted the she is in support of this plan. Director Plummer

noted that the Ralston Valley Commission are in opposition to Jefferson Parkway as well. The Board authorized Director Cunningham to draft a response statement to the Northwest Area Subplan subject to legal review.

Other Director Matters None.

Capital Projects Discussion

Discuss and Consider Approval for Picnic Tables Mr. Smith presented a PlayWell Proposal for Picnic Tables. in the amount of \$8,593.87 for 4 picnic tables which are ADA compliant. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal in the amount of \$8,593.87 for four ADA-compliant picnic tables.

Discuss and Consider Approval for the Addition of Flowerpots at the Pool Mr. Smith presented the matter to the Board. Director Vernon and Director Batsel-Stewart met with Keesen Landscape representative who suggested adding flowerpots to the community. Director Vernon and Director Ardita are in support of the addition of flowerpots and would like the pool attendant to complete the watering. Matter was deferred to the next meeting.

Capital Projects Update Mr. Smith and Ms. Cooley presented an update to the Board regarding various capital projects. Following discussion, the Board set the following priority of capital projects:

District owned property	City owned property	Entry Monuments
1. Trails (included in Master Plan)	1. Westridge Hill (drainage)	1. Entry monuments
2. String of Pearls	2. Westridge Hill (landscaping)	
3. Bench Vistas	3. Trails (included in Master Plan)	
4. Trails (additional)	4. Bench Vistas	
5. Pocket Parks	5. Westridge Park – Landscaping	
6. General Landscaping	6. Trails (additional)	
	7. Park Amenities	
	8. General	

	Landscaping	
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Ms. Cooley noted that Architerra will be included in any project that requires plan sets to be submitted to the City of Arvada. Director Vernon inquired about the Architerra proposal dated January 6, 2023. Ms. Cooley noted that the Board will need to provide specific direction on which sites need improvement. Ms. Cooley noted that Architerra has the mockups for the entry monuments and that project can move forward quickly.

Consider Approval of Contract with Architerra The Board engaged in discussion regarding the Contract with Architerra. Following discussion, upon a motion duly made and seconded, the Board unanimously approved subject to final legal review and Ms. Cooley’s approval.

Other Capital Projects Matters Director Vernon engaged in discussion with the Board regarding fire exits. Director Vernon noted he had a conversation with Ryan S. at the City and there has been progress to develop fire exits.

Director Plummer engaged in discussion with the Board regarding Ore Cart Vendor and clocks for the pool. Director Plummer noted that there is a vendor located in Murphy, California that can make the ore carts. Director Plummer noted that many people have inquired about a large pool clock. Ms. Cooley noted Architerra is planning to incorporate Ore Carts in their landscape plans.

Director Ardita noted the Pocket Parks and Bench Vistas project is ongoing.

Director Cunningham noted that he met with Director Batsel-Stewart, Mr. Smith, Ms. Call, and Ms. Cooley regarding the Trails project and the work is ongoing.

Director Batsel-Stewart noted that the information regarding Plants and Flowers is in progress and a meeting with Director Vernon and Director Plummer will be set regarding this project.

Capital Projects meetings will be scheduled for the first Tuesday of each month at 6:00 p.m.

Legal Matters

Discussion Regarding Ballot Drop Off Location for the May 2023 Ms. Murphy engaged in discussion with the Board regarding the Ballot Drop Off Location for the May 2023 Election. The Board is in support of the location.

Election

Other Legal Matters None.

Other Business Next Capital Projects meeting February 7th at 6:00 p.m.
Next Board Meeting February 21st at 6:00 p.m.

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 (Mar 2, 2023 15:23 MST)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 21st day of February, 2023.