

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, October 3, 2023 at 6:00 P.M. at 17685 W.  
83<sup>rd</sup> Drive, Arvada, CO 80007

**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 *\*arrived where indicated*  
Brett Vernon  
Jeff Cunningham  
Christian Ardita  
Tanis Batsel-Steward

Also present: Megan Murphy, White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Christine Ahern, District Managers, AdvanceHOA; Katie Cooley, Ascent Land Development; 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 6:00 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 presented.

## **Public Comment**

Ms. Andrews inquired about the power source for food trucks as she noticed generators are still being used on Thursday nights. Ms. Ahern noted that the power source is available for use but is not mandatory.

## **Capital Projects Discussion**

The Board engaged in discussion regarding capital projects priority and projected budget amounts.

*\*Director Plummer arrived*

The Board determined String of Pearls is the first priority and allotted spending of \$1,000,000. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the priority and budget amount allotted for this project.

The Board determined community trails are the second priority and allotted spending of \$850,000. Following discussion, upon a motion duly made and seconded, the Board approved the priority and budget amount allotted for this project. Director Plummer voted against approval.

The Board determined drainage remediation is the third priority and allotted spending of \$250,000. Following discussion, upon a motion duly made and seconded, the Board approved the priority and budget amount allotted for this project. Director Plummer voted against approval.

The Board determined the spending for trailheads and minor vistas is \$0. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The Board determined entryway monuments are the fourth priority and allotted spending of \$250,000. Following discussion, upon a motion duly made and seconded, the Board approved the priority and budget amount allotted for this project. Director Plummer voted against approval.

The Board engaged in discussion regarding city parks. The allotted spending for Lookout Park is \$0. The allotted spending for Daybreak Park is \$500,000 which will include an area for older kids and older residents. The allotted spending for

Westridge Park is \$750,000 which will include slope enhancement, gaga ball, and hillside. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budgeted amounts allotted for each project.

The Board engaged in discussion regarding the major vistas.

The allotted spending for Zircon Street cul-de-sac is \$0. Following discussion, upon a motion duly made and seconded, the Board approved the budget amount allotted for this project. Director Plummer voted against approval.

The allotted spending for Travelers hub is \$0. Following discussion, upon a motion duly made and seconded, the Board approved the budget amount allotted for this project. Director Plummer and Director Vernon voted against approval.

The allotted spending for the demonstration garden is \$0. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The allotted spending for mudflow area near Mr. LeClair's house is \$0. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The allotted spending for mudflow near Mr. Rich's house is \$100,000. Following discussion, upon a motion duly made and seconded, the Board approved the budget amount allotted for this project. Director Cunningham voted against approval.

The allotted spending for mudflow area near 84<sup>th</sup> Drive is \$100,000. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The allotted spending for Winter Rock proposals from Keesen Landscaping is \$175,000. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The Board engaged in discussion regarding the fire exit at Eldora Way to 82<sup>nd</sup>. The allotted spending is \$0. Following discussion, upon a motion duly made and seconded, the Board approved the budget amount allotted for this project. Director Plummer voted

against approval.

**District Management Matters**

None.

**Director's Matters**

Director Plummer notes his frustration regarding not prioritizing the entrance monuments and failing to deliver on a promise to improve the entry monuments to the community for several years.

**Other Business**

Discussion Regarding Director Compensation

Ms. Murphy informed the Board of the statutory option for Directors to receive compensation per meeting attended.

**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 (Oct 20, 2023 11:19 MDT)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17<sup>th</sup> day of October, 2023.