

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
LEYDEN ROCK METROPOLITAN DISTRICT
HELD TUESDAY, MARCH 10TH, 2026 AT 6:00 PM
17685 W. 83RD DR., ARVADA, COLORADO, AND VIA TELECONFERENCE**

The regular 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
Jeff Cunningham, Treasurer
Christian Ardita, Assistant Secretary
Robert Betts, Assistant Secretary

Also present were Megan J. Murphy, Esq., WBA, PC, Attorneys at Law, District General Counsel; Katie Call and Christine Ahern, AdvanceHOA Management, District Manager; Wendy McFarland, Pinnacle Consulting Group, District Accountant; Chris Woodley, Mountain Media Productions; and members of the public.

Call to Order/Declaration of Quorum

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 that provided WBA, PC, with notice of 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 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.

Confirmation of Posting of Meeting Notices

Ms. Murphy confirmed the meeting notice was posted as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comments

Mr. Simon noted dead trees between his home and the open space that need to be removed.

Mr. Bergman inquired about the Board's satisfaction with the management of the open space owned by the District. Mr. Bergman inquired about publishing information in the Hogback Herald. The Board determined to continue the LeydenReady discussion later in the meeting.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Approval of Minutes from February 10, 2026 Regular Meeting;
- Independent Contractor Agreement with The Playwell Group Inc for Large Trash Can Replacement and Installation;
- Independent Contractor Agreement with Matthew Greenwaldt d/b/a Matt G Comedy for Entertainment Services on March 7, 2026;
- Work Order #126378 with Keesen Landscape for Backflow and Unions;
- Work Order #115495 with Keesen Landscape for Daybreak Trail Enhancements;
- Work Order #126112 with Keesen Landscape for Garden Homes Circle Erosion Work;
- Work Order #5873 with PeakOne Pool and Spa for Pool Filter Valve Replacement; and
- Work Order #5940 with PeakOne Pool and Spa for Pool Filter #4 Repair

Financial Matters

Consider Approval of Payables/Financials – Ms. McFarland presented the Claims in the amount of \$18,203.03 and the status of the budget vs. actual. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Claims.

Other Financial Matters – None.

Discuss Leyden Ready Group Affiliation with District – Director Vernon presented an overview of the LeydenReady group to the Board. Director Vernon noted LeydenReady would comprise of

Director Vernon, Director Ardita, Mr. Woodley, and Mr. Bergman to improve communication and wildfire preparedness for the community. The Open Space Team will analyze and improve the fence line on District owned and City of Arvada (the “City”) owned property. Director Vernon noted that legal counsel requested that LeydenReady be treated like other vendors with an agreement and insurance coverage. The Open Space Team will work with professionals such as Arvada Fire, Preservation Tree Care, and CSU Forestry to ensure proper procedure is being followed. LeydenReady will be used to raise awareness of issues facing the community. Director Vernon responded to questions regarding how the organization will be run, noting he plans for it to be a semi-autonomous organization that can ask the Board for funding and support but not operating under the Board. Director Plummer noted his concerns regarding liability. Director Plummer noted his preference would be for LeydenReady to separate from the District and not publish in the Hogback Herald.

Director Cunningham inquired about how LeydenReady and the District will work together. Director Vernon noted the LeydenReady can advise and provide recommendations, but the property owners will have the final decision. Director Vernon noted LeydenReady will not have Authority over the District’s money, and it is up to the Board to determine if they would like to provide funds to the program.

Mr. Bergman noted other communities have similar programs through HOA’s. Mr. Bergman noted in his previous experience that local tree trimming companies supported the effort and community members took care of their own property with signed waivers.

Director Vernon noted the goal is to provide the community with more information and would like to use the Hogback Herald. Director Plummer noted he would be supportive of using the Hogback Herald if a legal disclaimer was included. Director Ardita inquired about LeydenReady being included in the Hogback Herald free of charge.

Ms. Murphy noted it is unclear whether the District can support/fund a 501(c)(3) organization such as LeydenReady. Ms. Murphy noted concerns regarding private activities compared to public activities. Ms. Murphy noted that the legal counsel is able to research these topics upon Board direction.

Director Vernon thanked everyone for the LeydenReady discussion. Director Vernon noted he is seeking the Board’s approval to continue working on the project. Director Betts requested the charter for LeydenReady. Mr. Bergman noted that he would provide a copy of the charter to Director Betts for review.

**Ms. McFarland left the meeting*

District Management Matters

District Manager’s Report – Ms. Call presented her report to the Board.

Facilities and Lifestyle Report – Ms. Ahern presented the report to the Board.

Consider Approval of Proposal for Wireless Access Point Installation – Ms. Ahern presented the proposal for wireless access point installation to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of Proposal for Window Cleaning and Power Washing – Ms. Ahern presented the proposal for window cleaning and power washing to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for SparkleSquad.

Discuss and Consider Approval of Proposal from Keesen for Pond A Riprap Correction – Ms. Call presented the proposal from Keesen for Pond A Riprap Correction. Following discussion, upon a motion duly made and seconded, the Board approved the proposal. Director Plummer voted against approval of the proposal.

Discuss and Consider Approval for Paint Palette Updates – Ms. Call presented the paint palette updates to the Board. Following discussion, the Board appointed Director Plummer and Director Cunningham to approval final paint palette updates with Director Ardita as the tie breaker vote.

Discuss Board Director for Guideline Verbiage Updates – The Board engaged in discussion regarding trash enclosures and wing fences and determined to defer this matter.

The Board engaged in discussion regarding fence extensions and determined they do not support the update.

The Board engaged in discussion regarding hockey nets and sports equipment and noted their support for hockey nets and other sports equipment similar to portable basketball hoops.

The Board engaged in discussion regarding commercial vehicles and noted that enforcement of this is not a high priority for the Board.

Other Management Matters – The Board engaged in discussion regarding Daybreak Park Trail enhancements. Ms. Call presented a proposal from Keesen Landscape in the amount of \$3,400 to move boulders from the walkway to be used in other projects within the community. Following discussion, upon a motion duly made and seconded, the Board approved the proposal. Director Plummer voted against approval of the proposal.

Legal Matters

Update Regarding Collection Account for 16446 W. 85th Lane #A – Ms. Murphy and Ms. Call presented a history to the Board. The Board requested legal counsel to offer to settle the account for the out-of-pocket costs. The Board noted the offer shall expire in 90 days. The Board requested

interest stop accruing on this account if the homeowner does not agree to the settlement. Director Plummer voted against the settlement offer.

Other Legal Matters – None.

Capital Projects Discussion

Update On Trails –

- i. Discussion Regarding Geotech Exploration – Director Betts noted he recommends tabling any proposal for trails within Barbara Gulch until an update from Geotech exploration occurs due to landslides. Director Betts and Director Cunningham will present a recommendation to the Board. Director Plummer requested to move forward from the landslide area.

Other Capital Projects Matters – Director Vernon presented custom made ore carts build for the community. The Board engaged in discussion and authorized Director Vernon to pursue the cost.

Director’s Matters

Discussion Regarding Culebra Entrance Improvements – Ms. Call requested Director Vernon and Director Ardita meet to discuss the area and potential improvements.

Other Director’s Matters –

Director Vernon noted that Moody’s has downgraded the District’s bond rating noting this may impact a refinance. Director Vernon encouraged other Board members to attend the MetroDistrict 101.

Director Cunningham noted he does not want Leyden Rock to be considered the “no fun” community due to sports equipment left out and ebikes prohibited in City parks.

Director Betts noted he is working on ebike information from the City to help users understand the rules. Director Betts noted Republic is working on trash clean up in the community.

Other Business

The Board noted that the Annual Meeting is scheduled for March 19th, 2026 at 5:30 p.m. Ms. Call confirmed legal counsel to attend the annual meeting but not the Metro District 101 meeting.

Adjourn

There being no further business to come before the Board, following discussion and upon a 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 (Apr 18, 2026 14:27:29 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 14th day of April, 2026.