

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, May 21, 2024, 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:

Scott Plummer
Jeff Cunningham
Christian Ardit

Directors Vernon and Batsel-Stewart were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Christine Ahern, AdvanceHOA, District Management; Chris Woodley, Mountain Media; 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 regarding 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 presented.

Public Comment

None.

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:

Approval of Minutes:

- Minutes from April 16, 2024 Regular Meeting; and
- Minutes from April 23, 2024 Special Meeting

Approval and Ratification of Agreements

- Agreement with Buddy Holley Co for Porter Services, dated 11/20/2023
- Agreement with Equalized Productions for Clubhouse AV System Services, dated 1/3/2023
- Agreement with Broken Spoke, LLC for Wagon Rides, dated 9/14/2023
- Agreement with House and Howell Social for Catering on June 6th, 2023, dated 3/15/2023
- Agreement with Nelson Enterprises LLC for 2023 Movie Night Equipment Rental
- Agreement with Sherri McClean for Facepainting on 9/23/2023, dated 8/18/2023
- Agreement with Bloom Painting Company for Clubhouse Painting Services dated 3/4/2024
- Agreement with A Casino Event, Inc. for Casino Event on 3/6/2023, dated 3/8/2023
- Agreement with Blinds Couture for Clubhouse Wallpaper and Draper Installation, dated 2/6/2024
- Agreement with Bradford Weddings & Events for Holiday Decorating Services, dated 11/9/2023
- Agreement with Equalized Productions for Easter Bunny Appearance on 3/4/2024, dated 3/4/2024
- Agreement with Respect Electric for Clubhouse Electrical Work, dated 2/16/2024
- Agreement with Santiago's Pro Painting for Clubhouse Drywall Repair, dated 2/16/2024
- Agreement with Snowdrops & Sage for Flower Arranging Workshop, dated 1/22/2024
- Agreement with Denver Flooring Finishes for Clubhouse Remodel (Materials and Labor), dated 2/26/2024
- Agreement with Equalized Productions for Santa Claus Entertainment Services, dated 3/8/2023
- Agreement with Grants Custom Carpentry for Carpentry and Installation Services dated 2/26/2024

- Agreement with Keesen Landscape Management, Inc. for Winter Rock Project dated 11/7/2023
- Agreement with Preservation Tree Care, Inc. for 2023 Tree Care Services dated 11/7/2023
- Agreement with Preservation Tree Care Inc. for 2024 Tree Care Services
- Agreement with Welsley Wallcovering for Wallpaper Installation, dated 2/16/2024

Approval and Ratification of Work Orders

- Work Orders #98239 and #98241 with Keesen Landscape Management for 2023 Filing 5 Trail Restoration
- Work Order #96998 with Keesen Landscape Management for Trail Breezeway 17283 84th Drive, approved on 7/18/2023
- Work Order #96998 with Keesen Landscape Management for Addition of Flower Pots at the Pool, approved on 3/21/2023
- Work Order #4789 with PeakOne Pool Lights, approved on 4/16/2024

Financial Matters

Consider Approval of Payables/Financials

Director Cunningham presented the financial statements dated March 31, 2024 to the Board. Director Cunningham presented the Claims dated April 10, 2024 through May 16, 2024 in the amount of \$77,764.35 to the Board.

Following discussion, upon a motion duly made and seconded the Board unanimously approved the financial statements and claims.

Other Financial Matters

None.

District Management Matters

District Manager’s Report

Ms. Call and Ms. Ahern presented the report to the Board.

Discuss and Consider Approval of Live Streaming Proposal

Mr. Woodley presented the Live Streaming Proposal to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discuss and Consider Approval of Video Course Proposal for Emergency Preparedness

Mr. Woodley presented the Video Course Proposal to the Board. Director Cunningham inquired about the liability for the District. Ms. Murphy noted that the videos should include a disclaimer that they are being provided for informational purposes only. Following discussion, upon a motion duly made and seconded, the Board

unanimously approved the proposal in the amount of \$5,000 for 2024 and \$3,000 for 2025.

Consider Approval of Signs for the Jefferson Parkway

Ms. Call presented the proposal for signs for Jefferson Parkway to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal not to exceed \$7,000.

Other Management Matters

None.

Director's Matters

Other Director's Matters

Director Cunningham noted the Jefferson Parkway Trail sign has been marked with graffiti. Ms. Call will research to find out if this is the District's responsibility.

Director Cunningham noted the District security cameras found criminal activity during surveillance.

Capital Projects Discussion

Discussion Regarding Trails Project

None.

Other Capital Project Matters

None.

Legal Matters

Other Legal Matters

None.

Other Business

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 (Jul 9, 2024 16:05 MDT)
Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 18th day of June, 2024.