

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Wednesday, May 18, 2022 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
Christian Ardita
Tanis Batsel Stewart
Jeffrey Cunningham
Scott Plummer

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Ben Smith, District Manager, Katie Call, Operations Coordinator, and Jeremy McClain, Senior Vice President, CCMC; Rachel Lee, Lee Design Group; and Lindsey Smith, Esq. Winzenburg, Leff Purvis & Payne.

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. The Board determined that the participation of the members present was necessary to obtain a quorum or to

otherwise enable the Board to act.

Agenda

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

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 from April 29, 2022 Regular Meeting.

Public Comment

Ms. Angela noted that residents and non-residents pay the same amount in fees to reserve the Clubhouse and she would like the residents to have a lower fee than non-residents. Ms. Angela asked the Board to consider the requirement to hire security services when there is alcohol or 40 people in attendance at an event. Director Vernon requested that this be added to the next meeting agenda for discussion by the Board.

Discussion and Approval of Amended and Restated Residential Improvement Guidelines and Site Restrictions

Ms. Smith, Mr. Smith, Ms. Call, and Ms. Lee presented the changes to the guidelines and site restrictions to the Board.

Public Comment

Ms. Angela suggested that in regards to exterior paint the architectural review request should be kept simple.

Ms. Glenda stated that the section on the flags is unclear in regards to poles on the house and free standing poles. The language in the Design Guidelines needs more clarity in regards to Xeriscape in the backyards. More political signs should be allowed and the size that are allowed now are very small.

Director Matters

Demo Garden Irrigation

The Board engaged in discussion regarding the proposal for the demonstration garden South W. 86th Ave between Yucca St. and Yule St. Director Vernon noted that the cost of irrigation has gone up significantly since the Board previously approved this demonstration garden.

Following discussion, upon a motion duly made and seconded,

the Board approved the demonstration garden located South W. 86th Ave between Yucca St. and Yule St in the amount of \$16,000 subject to final review by Director Vernon. Director Cunningham voted against the demonstration garden.


Other Business

None.

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. Hummer (Jun 6, 2022 18:37 EDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 31st day of May, 2022.