

LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

17685 W. 83rd Drive, Arvada, Colorado and
Via Teleconference

Tuesday, February 18, 2025 at 6:00 PM

<https://leydenrocklife.com/>

Brett Vernon, President	Term to May 2027
Scott J. Plummer, Secretary	Term to May 2027
Jeff Cunningham, Treasurer	Term to May 2025
Christian Arditia, Assistant Secretary	Term to May 2025
Jen Langhals, Assistant Secretary	Term to May 2025

Join Zoom Meeting

<https://us06web.zoom.us/j/88071359768?pwd=02xMIuXp5vNZLLDFeBmyiN9iVyLrcb.1>

Meeting ID: 880 7135 9768

Passcode: 272836

Call-in Number: +1-720-707-2699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District on items not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda
 - a. Approval of Minutes from January 21, 2025 Regular Meeting (**enclosure**)
6. Financial Matters
 - a. Consider Approval of Payables/Financials (**enclosure**)
 - b. Other Financial Matters
7. District Management Matters
 - a. District Manager’s Report (**enclosure**)
 - b. Discussion and Consider Approval of Landscape Proposal O 111855 W 82nd Medians (**enclosure**)
 - c. Discussion and Consider Approval of Landscape Proposal O 115071 Culebra East Side Entrance (**enclosure**)
 - d. Discussion and Consider Approval of Landscape Proposal O 111857 Culebra Center Median (**enclosure**)

2025 Regular Meetings

January 7; January 21; February 4; February 18; March 4; March 18; April 1; April 15; May 6; May 20; June 3; June 17; July 1; July 15; August 5; August 19; September 2; September 16; October 7; October 21; November 4; November 18; December 2; December 16 at 6:00 p.m. via teleconference.

1237.0008;

- e. Discussion and Consider Approval of Landscape Proposal O 111443 Clubhouse Grasses (**enclosure**)
 - f. Discussion and Consider Approval of Community Sign Stain Proposal (**enclosure**)
 - g. Other District Management Matters
8. Legal Matters
- a. Other Legal Matters
9. Capital Projects Discussion
- a. Other Capital Project Matters
10. Director's Matters
- a. Other Director's Matters
11. Other Business
12. Adjourn

2025 Regular Meetings

January 7; January 21; February 4; February 18; March 4; March 18; April 1; April 15; May 6; May 20; June 3; June 17; July 1; July 15; August 5; August 19; September 2; September 16; October 7; October 21; November 4; November 18; December 2; December 16 at 6:00 p.m. via teleconference.

1237.0008;

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, January 21st, 2025 at 6:00 p.m., via teleconference.

Attendance

The regular meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Brett Vernon
Scott J. Plummer
Jeff Cunningham
Christian Ardit
Jen Langhals

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron; Christine Ahern, AdvanceHOA, District Management; Tracie Kaminski, Pinnacle Consulting Group, Inc., District Accountant; and Katie Cooley, Ascend Land Development; Chris Woodley, Mountain Media Production Co., LLC; 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 amended.

Public Comment None.

Financial Matters

Consider Approval of Deferred.
Payables/Financials

Other Financial Matters Ms. Kaminski introduced herself to the Board. Ms. Kaminski noted the transition of District financials is in process.

Capital Projects Discussion

Discussion and Consider Ms. Cooley noted that she has received the form project manual from legal counsel and is reviewing the documents. Ms. Cooley inquired about the inclusion of monument tracts in the project manual and the Board requested they be included. Ms. Cooley inquired about preliminary bids for Westridge and Daybreak and the Board agreed to preliminary bids. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the project manual subject to final review by legal counsel and Ms. Cooley.

Discussion Regarding Trail Ms. Cooley noted the District is waiting for the City of Arvada’s Maintenance Agreement trail maintenance standards to be included in the agreement between the District and the City.

Discussion and Updates Director Vernon provided an update to the Board regarding the request for two easements. Director Vernon noted the first request Regarding Easements for an easement across Jefferson Parkway was denied to not set Requests to Jefferson County precedent for having access once the Parkway is built. Director Parkway Public Highway Authority Vernon noted the Public Highway Authority engaged an engineer to study access options for the second easement to provide access to a cell phone tower.

Other Capital Project Matters 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:

- a. Minutes from December 17, 2024 Special Meeting;
- b. Resolution Designating Meeting Notice Posting Location; and

- c. Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.

Legal Matters

Other Legal Matters None.

**District Management
Matters**

District Manager’s Report Ms. Ahern presented the report to the Board. The Board confirmed the meeting on February 4th to review the Design Guidelines. Director Vernon commended Ms. Ahern for overseeing the repair of the Clubhouse lock on a Saturday night during inclement weather.

Consider Approval of
Independent Contractor
Agreement with Party Pro DJ
for 2025 Services Ms. Ahern presented the Independent Contractor Agreement with Party Pro DJ to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of
Independent Contractor
Agreement with SnowDrops
& Sage Florist for 2025
Services Ms. Ahern presented the Independent Contractor Agreement with SnowDrops & Sage Florist to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of
Independent Contractor
Agreement with Divine
Reconnections, LLC for 2025 Ms. Ahern presented the Independent Contractor Agreement with Divine Reconnections, LLC to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of
Independent Contractor
Agreement with Higgs
Production Services for 2025
Handy Man Services Ms. Ahern presented the Independent Contractor Agreement with Higgs Production Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Discussion Regarding
Retaining Wall Repair and
Consider Approval of
Independent Contractor
Agreement with Hall
Contracting Ms. Ahern engaged in discussion with the Board regarding the retaining wall repair. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Independent Contractor Agreement with Hall Contracting to repair the wall.

Presentation from Chris Woodley of Mountain Media Production regarding Fire Safety Series Mr. Woodley presented a draft presentation to the Board.

Other Management Matters None.

Director’s Matters

Other Director’s Matters None.

Executive Session

The Board intends to enter into executive session pursuant to §24-6-402(4)(e), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiations with the City of Arvada regarding trail maintenance and easement requests. Upon a motion duly made and seconded, followed by an affirmative vote of at least two-thirds of the quorum present, the Board entered into executive session at 6:50 p.m. to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiations with the City of Arvada regarding trail maintenance and easement requests pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(f), C.R.S.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Also pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Board reconvened in regular session at 7:27 p.m.

Other Business

Discussion Meeting February Meeting Regarding Location for February 18th Regular Meeting The Board determined the February 18th meeting will be a hybrid meeting.

Adjourn There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved on the 18th day of February, 2025.

MANAGEMENT REPORT

COMMUNITY:	MANAGER:	REPORT DATE:
Leyden Rock Metro District	Katie Call	February 5, 2024

<p>2025 CAPITAL PROJECTS Board Meeting Schedule: <u>First Tuesday of each month</u></p> <ul style="list-style-type: none"> ❖ January 7 canceled ❖ February 4 canceled ❖ March 4 ❖ April 1 ❖ May 6 ❖ June 3 ❖ July 1 ❖ August 5 ❖ September 2 ❖ October 7 ❖ November 4 ❖ December 2 	<p>2025 REGULAR BUSINESS Board Meeting Schedule: <u>Third Tuesday of each month</u></p> <ul style="list-style-type: none"> ❖ January 21 ❖ February 18 ❖ March 18 ❖ April 15 ❖ May 20 ❖ June 17 ❖ July 15- ANNUAL MEETING ❖ August 19 ❖ September 16 ❖ October 21 ❖ November 18- BUDGET HEARING ❖ December 16
<p>Last Reserve Study: 2020</p> <p>Operating Fee: \$0.00/year Tract K Filing Fee: \$372/year</p> <p>Current mill levy (2024), for collection in 2025 23.256 mills - (general fund) 30.246 mills - (debt service fund)</p> <p>Special District Election: May 6, 2025</p>	<p>Board of Directors:</p> <ul style="list-style-type: none"> ❖ Brett Vernon, President Term to May 2027 ❖ Scott J. Plummer, Secretary Term to May 2027 ❖ Christian Ardita, Assistant Secretary Term to May 2025* ❖ Jen Langhals, Assistant Secretary Term to May 2025* ❖ Jeff Cunningham, Treasurer Term to May 2025*
<p>District Services: Residential Trash, Common Area Landscape Maintenance, Common Area Snow Removal, Pet Waste Removal, Pool Maintenance & Staffing, Social Events</p>	<p>Dates to Note:</p> <ul style="list-style-type: none"> ❖ Special District Election: May 6 ❖ Phase 3 Fence Stain: May 21 <i>*tentative start</i>
<p>Landscape Committee: Tanis Batsel-Stewart Carolyn Rowe Thu Koelling Diane Mangam Lisa Coleman Pam Hill</p>	<p>Additional Information:</p> <ul style="list-style-type: none"> ❖ E-newsletter Performance: Total Contacts: 2,131 Email Open Rate: 75%

COMPLIANCE INSPECTIONS

Inspector: Arlene Lujan

<p>Schedule:</p>	<p>Inspections occur weekly, April- October Seasonal schedule- biweekly, November-March Trash day: Monday</p> <p>Week 1: Filing 1 & 2 Week 2: Filing 3 & 4 Week 3: Filing 5 Week 4: Filing 6</p> <p>Every drive re-inspects existing violations that are flagged for inspection</p>
<p>Ways of Working:</p>	<p>Katie to review report violation report weekly:</p> <ul style="list-style-type: none"> - Courtesy Notices auto-send from inspector findings - Identify addresses that require additional support by Arlene. - Close violations as needed. - Send violations to the attorney as needed. <p>Katie to flag any items to Arlene for the following week by Wednesday.</p> <p>Inspector may close a violation before compliance date if cured but cannot escalate to next step before the compliance date.</p> <p>Inspector to email or text Katie potential exterior modification that may require approval (such as painting or major landscape renovation taking place) and note vehicles driving through common areas to access their units and any construction/project activity.</p>
<p>Priorities:</p>	<p>Landscaping:</p> <ul style="list-style-type: none"> - Lawn – brown / dead grass: June through September – Lawn Maintenance- mowed & trimmed. - Weeds in lawn and rock beds: June through September - Dead shrubs/trees: May through September <p>Other Items:</p> <ul style="list-style-type: none"> - Trash can storage: all year - Basketball hoops: all year – must be stored halfway up driveway when not in use – prohibited to be attached to the home - General disrepair (fences, shingles, shutters) – Begin sending notifications, <u>Fence Staining</u> tentatively Feb 2025 – Begin sending notifications, <u>Painting</u> tentatively Mar/Apr 2025 - Unsightly conditions (exterior storage of landscaping materials & equipment, oil stains, un-stored items): all year <p>Seasonal:</p> <ul style="list-style-type: none"> - Holiday lighting, including clips- after January 15 <i>*currently flagging</i> - Snow removal – owners are responsible for removing snow on driveways & sidewalks

CURRENT PROJECTS / ACTION ITEMS

PROJECT	DESCRIPTION	STATUS
Retaining Wall, Clubhouse	Retaining wall damage	Complete
Main Entry Monument Tower Door	Replacement	Complete
Community FAQ	Compile FAQ questions from Board members and create location on website	Complete
Lifestyle, community survey	Survey for feedback and current demographic info for lifestyle events/planning	Complete
Clubhouse Women's Restroom	Broken toilet handle replacement	Complete
Sliding door latch	Repairs to clubhouse sliding door latch	Complete
Clubhouse Front Door	Sticking door lock	Complete
Pet Waste Repairs	Repair to pet waste stations	Complete
Clubhouse Exterior Lights	Light cap reinstall	Complete
Holiday Lights Removal	Removal of holiday light display	Complete
Wayfinding Sign Stain	Stain the wood on the wayfinding signs and Ping Pong Park sign	Received proposal
Landscape, 82 nd Ave Medians	Priority 1, dead plant removal/replacement in medians	Received proposal
Landscape, Culebra Entrance- East Side	Priority 2, enhancement to east side, lower section between street and sidewalk within Tract T	Received proposal, <i>pending edits</i>
Landscape, Culebra Medians	Priority 3, dead plant removal/replacement in medians	Received proposal
Landscape, LR Dr Medians	Priority 3, dead plant removal/replacement in medians	Pending proposal
Landscape, Daybreak northwest entrance	Priority 4, enhancement to walkway to Daybreak within Tract F	Received proposal, <i>pending edits</i>
Landscape, Clubhouse Grasses	Recommended dead plant replacements	Received proposal
Guideline Updates	Lighting, Fence Stain Color, Handrails	In progress, Lindsay scheduled for ¾ meeting
Clubhouse Refresh	Table replacement	In progress
Clubhouse Network	Strengthening network connections	In progress
Pool Plaster	Resurfacing the pool	In progress, verifying proposal pricing
Wayfinding sign repair	Yule & Antero repairs to tracks	In progress
Clubhouse Window Replacement	Tower window damaged, working for replacement	In progress
Pet Waste Repairs	Replacements to damaged large cans	In progress
Pet Waste Additional Locations	Identifying locations for possible new station locations	In progress
Collection Account	Status Check	Pending update from Spencer Fane

Fire Education Videos	Education series	Pending Mtn Media Prod.
Pool, Hourly Checks	Updates to pool monitor reporting	On hold
Tower Storage Room	Seeking shelving options to better utilize storage space	On hold
Paper Towel Holder, pool restroom	Replacement paper towel holder	On hold
Parking Lot Lighting	Adding lighting to the parking lot at the clubhouse	On Hold
Concrete Repairs	Identifying concrete repair needs around the community	On hold- **request handyman
Column Stone Replacement	Stone has come off on of the fence columns in the community	On hold- **request handyman
Entry Monument Paint	Darken lettering on LR Drive entry monument	On hold- **request handyman
Trash Enclosure	External latch addition	On hold- **request handyman
Landscape Project Planning	Project planning for landscape projects with Board liaisons	Ongoing
Lifestyle Program	Event planning/execution	Ongoing
Sponsorship Management	Community Partnerships	Ongoing
Weekly Community E-Newsletter	Content creation	Ongoing
District Website Management	Updates to website	Ongoing
Wayfinding Signs/Message Board	Updates to current information	Ongoing
Reservation Calendar	Managing private rental and clubhouse use	Ongoing
Vendor Management	Ongoing vendor maintenance and meetings	Ongoing
Board Meeting Prep	Management Report and memo prep	Ongoing
Financials	Invoice Review	Ongoing
Resident Support	Homeowner inquiries	Ongoing
Violations	Inspection review and follow up	Ongoing
Architectural Review	Application review and follow up	Ongoing
Surveillance Monitoring	Review of surveillance camera footage and follow up	Ongoing
Hybrid Meeting Prep	Support from Mountain Media Productions for Board meeting	Ongoing

ANNUAL CALENDAR - 2025

January	<ul style="list-style-type: none"> ▪ District Office Closed - New Years Day ▪ Domain Auto Renewal - January 5, 2026 (biannual renewal) ▪ HVAC Preventative Maintenance – Visit 1
February	<ul style="list-style-type: none"> ▪
March	<ul style="list-style-type: none"> ▪
April	<ul style="list-style-type: none"> ▪ Board Email Auto Renewal - April 8, 2026 (biannual renewal) ▪ Pool Forms/FOB Distribution begins
May	<ul style="list-style-type: none"> ▪ Pet Waste- 3x Weekly Starts ▪ District Office Closed – Memorial Day ▪ Snow Contract Expires ▪ Irrigation Start-up / Spring Clean-up ▪ HVAC Preventative Maintenance – Visit 2 ▪ Pool Shade Installation ▪ Phase 3 Fence Staining Begins- May 21 <i>*tentatively</i> ▪ Special Districts Election- May 6, 2025
June	<ul style="list-style-type: none"> ▪ Backflow Inspection
July	<ul style="list-style-type: none"> ▪ District Office Closed – Independence Day ▪ Annual Town Hall Meeting ▪ Request Holiday Lighting Proposal
August	<ul style="list-style-type: none"> ▪ Budget Season Begins, Request Proposals ▪ Budget Working Session #1 ▪ AED Pad Expiration- 2026
September	<ul style="list-style-type: none"> ▪ District Office Closed – Labor Day ▪ Pool Closing Date – Labor Day, <i>Extension to be determined based on weather</i> ▪ Renew Snow Contract ▪ HVAC Preventative Maintenance – Visit 3
October	<ul style="list-style-type: none"> ▪ Pet Waste- 2x Weekly Starts ▪ Final Draft Budget Due to CLA- October 1 ▪ Budget Submitted to Board by CLA- October 15 ▪ Irrigation Shutdown / Fall Clean-up ▪ Pool Shade Removal
November	<ul style="list-style-type: none"> ▪ Budget Hearing ▪ District Office Closed- Thanksgiving & Black Friday
December	<ul style="list-style-type: none"> ▪ District Office Closed – Christmas Eve & Christmas Day ▪ District Office Closed- New Year’s Eve & New Year’s Day

LIFESTYLE COMMUNITY CALENDAR- 2025

<i>Events This Month</i>	Comedy Show	Saturday, February 22, 2025
	Family Bingo	Sunday, February 23, 2025
	Community Floral Workshop	Saturday, February 22, 2025
<i>Events Next Month</i>	Hero's Unite Dance	Saturday, March 29, 2025
	Family Bingo	Sunday, March 30, 2025
	Blood Drive	Thursday, March 13, 2025
<i>Monthly Events</i>	Arvada Story Time	First Wednesday AM of the month
	Sound Bath	First Wednesday PM of the month
	Mobile Groomer	Second Tuesday of the month
	Toddler Time	Third Wednesday of the month
	Empty Nesters	Last Friday AM of the month
	Trivia Night	Last Friday AM of the month
	Mobile Barber	Rotating Dates, 1x monthly
<i>Signature Events</i>	Easter	Saturday, April 5, 2025
	Pool Opening Party	May 23, 2025
	Fourth of July	July 4, 2025
	Fall Fest	September 20, 2025
	Adults Night Out- 2 times	Saturday, May 3, 2025
	Turkey Trot	Saturday, November 15, 2025
	Holiday Market	First weekend in December, Saturday, December 6, 2025
	Santa Visits	Sunday, December 7, 2025 Sunday, December 14, 2025
<i>Club Activity</i>	Mahjong Club*	Weekly meetups
	Running Club	Weekly meetups
	Chess Club	Bi-weekly meetups
	Book Club	Monthly meetups
	Bunco Club	Monthly meetups
	Craft Club	Monthly meetups
	Give Back Club	Monthly meetups

CURRENT CONTRACTS

SERVICE	COMPANY	EXPIRATION
Landscaping	Keesen Landscape	December 31, 2025*
Snow Removal	Keesen Landscape	May 31, 2025
Weed & Pest Control	Weed Wranglers	December 31, 2025
Pet Waste Removal	Pet Scoop	December 31, 2025
Trash Removal	Republic Services	December 31, 2025*
Janitorial Services	Done & Dusted	December 31, 2025*
Pool Maintenance	Peak One Pool & Spa	December 31, 2025
Pool Monitors	Mile High Pools	September 4, 2025
HVAC	Timberline Mechanical	December 31, 2025
Design Review	Lee Design Group	December 31, 2025
Fence Staining	Neighborly Fence Staining, LLC	December 31, 2025
Tree Care Services	Preservation Tree Care	December 31, 2025*
Pest Control	Advantage Pest Control	December 31, 2025

**pending fully executed agreement*

FACILITY MAINTENANCE HISTORY

ELEMENT	MAINTENANCE APPROACH	MAINTENANCE / INSPECTION HISTORY
AED	Annual	<ul style="list-style-type: none"> • Inspection for expiration of pads & battery
Backflows	Annual Testing Required by COA	
Fencing	Each fence staining phase completed once every 5 years Repairs, as needed	<ul style="list-style-type: none"> • Phase 1- 2023, Complete • Phase 2- 2024, Complete • Phase 3- 2025 (<i>May 21 tentative start</i>) • Phase 4- 2026 • Phase 5- 2027 Repeat Phases
HVAC	3 preventative maintenance visits per year	<ul style="list-style-type: none"> • February 2025- Complete
Window Washing & Deck Power Wash	Annual	<ul style="list-style-type: none"> •
Pool Grill Cleaning	Annual	<ul style="list-style-type: none"> •

CLUBHOUSE RENTAL HISTORY- 2025

MONTH	RESIDENT	NON-RESIDENT	NON-PAYING RENTALS (501c3, clubs, HOA)	Total
<i>January</i>	3	0	25	28
<i>February</i>	2	0	15	17
<i>March</i>				
<i>April</i>				
<i>May</i>				
<i>June</i>				
<i>July</i>				
<i>August</i>				
<i>September</i>				
<i>October</i>				
<i>November</i>				
<i>December</i>				



MEMORANDUM

To: Board of Directors

From: Katie Call, Community Manager

Date: February 12, 2025

Re: Plant Replacements on W 82nd Ave Medians

Keesen has submitted a proposal to replace dead plant material along the six medians on W 82nd Ave. These medians, located at the three main entrances to the community—two at Leyden Rock Drive, two at Yule Street, and two at Culebra Street—are designated as City of Arvada property but fall under the District’s maintenance agreement.

The proposed work includes the removal and replacement of dead grasses and trees, with most of the replacements occurring near the Leyden Rock Drive and Yule Street entrances. Trees will be replaced with the same species in their existing locations. While the replacement grasses will be like the current plantings, they will not be placed in the exact same spots, as the overall number of plantings is being reduced.

The proposal also includes traffic control measures to ensure worker safety during the project. Work will begin once the snow has melted, weather conditions permit, and approval is received from the City.

Project	
O 111855 W 82nd Ave Medians	40,639.50
O 115071 Culebra East Side Entrance	20,542.80
O 111857 Culebra Center Median	4,572.50
O 111443 Clubhouse Grasses	6,086.88
Subtotal - Landscape Replacement	\$71,841.68
2025 BUDGET LANDSCAPE REPLACEMENT	\$200,000.00



SAMPLE IMAGE: PLANT MATERIAL SHOWN AT MATURITY (3-5 YEARS)



January 31, 2025

WORK ORDER #111855

PROPOSAL FOR

Leyden Rock Metropolitan District
W. 82nd Avenue & Leyden Rock Drive
Arvada, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to service@keesenlandscape.com or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

DESCRIPTION OF WORK TO BE PERFORMED

Clean out dead plant material in 6 medians along W 82nd Ave with option to replace ornamental grasses

Included in the pricing is all labor and disposal fees for plant removals.

4 Medians along W 82nd Ave at Leyden Rock Drive and Yule need mostly removals.

- Option for replacements will be an offset pattern of 5 Dwarf Fountain grasses every 10 feet in 3 rows in rock areas at each end of medians and between evergreens and trees. This would be the replacement of 520 dead grasses with 300.

Remove and replace 10 dead Hackberry trees in medians

2 medians along W 82nd Ave at Culebra need mostly plant removals to even out the pattern and no additional plants added. This pattern is much more dense than the above proposed.

Remove and replace 1 dead Hackberry tree in the tree lawn along 82nd, east of the Leyden Rock Drive Entrance.

This proposal includes a 4-man crew for 4 days to remove, dispose of plant waste and plantings with traffic control plan and service.

Sale	\$40,639.50
Sales Tax	\$0.00

Total \$40,639.50

**LEYDEN ROCK METROPOLITAN DISTRICT
WORK ORDER SUMMARY**

INCLUDED SERVICES	SALES TAX	TOTAL COST
Dead plant removals labor and disposal	\$0.00	\$6,713.36
Dwarf Grass replacements	\$0.00	\$14,211.60
3 days of Traffic Control - Colorado Barricade	\$0.00	\$5,558.54
Dead Tree removal and replacement	\$0.00	\$14,156.00
	\$0.00	\$40,639.50

Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.

Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.

Force Majeure and Delays

Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.

By _____
Angie Sherman

By _____

Date 1/31/2025

Date _____

**Keesen Landscape Management,
Inc.**

**LEYDEN ROCK
METROPOLITAN DISTRICT**

Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done on a time and materials basis at contracted rates.

MEMORANDUM

To: Board of Directors

From: Katie Call, Community Manager

Date: February 12, 2025

Re: Culebra East Side Landscape Improvements

We have engaged Keesen to recommend improvements for the east side entrance at Culebra Street. Currently, the area between the street and sidewalk is either distressed or bare soil. As an initial step, Keesen has been asked to assess the southernmost curve along the sidewalk (as shown in the attached image) and develop a plan that could be expanded to the remainder of that side of the street.

The initial proposal includes tree replacements, soil amendments, and reseeding to encourage the growth of native vegetation in this area. Following a review with the landscape Board liaisons, modifications were requested to incorporate additional native color and boulders into the design.

***We have asked Keesen to revise the proposal to reflect these changes. If the updated proposal is not received in time for discussion at the meeting, we will table the discussion until it is available.*



Project	
O 111855 W 82nd Ave Medians	40,639.50
O 115071 Culebra East Side Entrance	20,542.80
O 111857 Culebra Center Median	4,572.50
O 111443 Clubhouse Grasses	6,086.88
Subtotal - Landscape Replacement	\$71,841.68
2025 BUDGET LANDSCAPE REPLACEMENT	\$200,000.00



January 30, 2025

WORK ORDER #115071

PROPOSAL FOR

Leyden Rock Metropolitan District
W. 82nd Avenue & Leyden Rock Drive
Arvada, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to service@keesenlandscape.com or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

DESCRIPTION OF WORK TO BE PERFORMED

Culebra East Side of the Community Entrance

This is a bid to replace dead trees, aerate, add amended topsoil, and over-seed native grasses on the east side of the Culebra Entrance.

Replacement of 10 dead Spring Snow Crabapple trees.

If needed, any irrigation changes or repairs will be on T&M after installation.

Sale	\$20,542.80
Sales Tax	\$0.00
Total	\$20,542.80

**LEYDEN ROCK METROPOLITAN DISTRICT
WORK ORDER SUMMARY**

INCLUDED SERVICES	SALES TAX	TOTAL COST
Native and tree restoration	\$0.00	\$20,542.80
	\$0.00	\$20,542.80

Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.

Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.

Force Majeure and Delays

Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.

By _____
Angie Sherman

By _____

Date 1/30/2025

Date _____

**Keesen Landscape Management,
Inc.**

LEYDEN ROCK
METROPOLITAN DISTRICT

Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done on a time and materials basis at contracted rates.

MEMORANDUM

To: Board of Directors

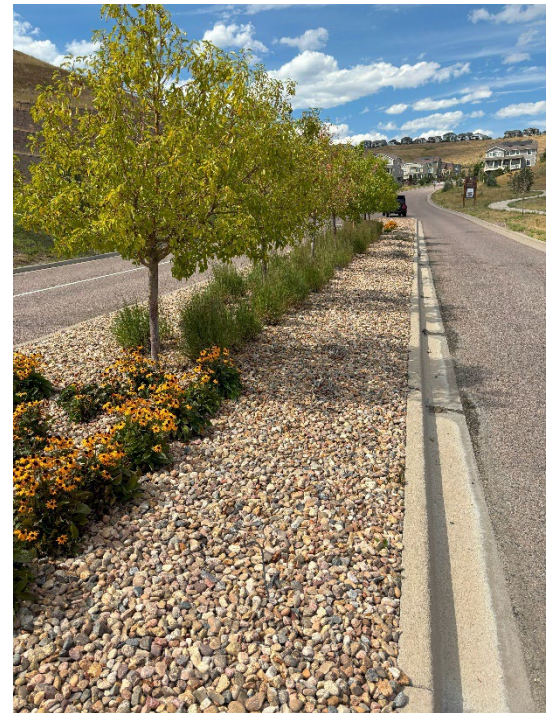
From: Katie Call, Community Manager

Date: February 12, 2025

Re: Culebra Center Median Plant Replacements

As part of our ongoing efforts to replace dead plant material, Keesen has provided a proposal to restore the center median on Culebra Street at the neighborhood entrance. The proposal maintains the existing planting pattern by replacing only the dead plants.

Unlike the evergreen bushes in the W 82nd Ave medians, the junipers in this median have died and are recommended to be replaced with catmint shrubs. This selection aligns with existing plantings elsewhere in the community, particularly in the center median along Leyden Rock Drive, which will also have a forthcoming proposal for dead plant replacements.



Project	
O 111855 W 82nd Ave Medians	40,639.50
O 115071 Culebra East Side Entrance	20,542.80
O 111857 Culebra Center Median	4,572.50
O 111443 Clubhouse Grasses	6,086.88
Subtotal - Landscape Replacement	\$71,841.68
2025 BUDGET LANDSCAPE REPLACEMENT	\$200,000.00



January 30, 2025

WORK ORDER #111857

PROPOSAL FOR

Leyden Rock Metropolitan District
W. 82nd Avenue & Leyden Rock Drive
Arvada, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to service@keesenlandscape.com or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

DESCRIPTION OF WORK TO BE PERFORMED

Culebra Center Median at Community Entrance

At the center median at the Culebra Entrance, this is a bid to replace dead plant material of Black Eyed Susans and replace evergreen with catmint shrubs.

All irrigation changes and or repairs will be on T&M after installation, if needed.

Sale	\$4,572.50
Sales Tax	\$0.00
Total	\$4,572.50

**LEYDEN ROCK METROPOLITAN DISTRICT
WORK ORDER SUMMARY**

INCLUDED SERVICES	SALES TAX	TOTAL COST
Enhancement	\$0.00	\$4,572.50
	\$0.00	\$4,572.50

Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.

Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.

Force Majeure and Delays

Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.

By _____
Angie Sherman

By _____

Date 1/30/2025

Date _____

**Keesen Landscape Management,
Inc.**

LEYDEN ROCK
METROPOLITAN DISTRICT

Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done on a time and materials basis at contracted rates.



MEMORANDUM

To: Board of Directors

From: Katie Call, Community Manager

Date: February 12, 2025

Re: Clubhouse Landscape Replacements

At the end of last season, Keesen identified several dead grasses and bushes around the clubhouse grounds, particularly near the pool fences, that are recommended for replacement. This includes various grasses and rose bushes.

Plants in this area have not been replaced since the planting beds were expanded in 2021. This proposal aims to restore the landscape and maintain the overall aesthetic of the clubhouse grounds.

Project	
O 111855 W 82nd Ave Medians	40,639.50
O 115071 Culebra East Side Entrance	20,542.80
O 111857 Culebra Center Median	4,572.50
O 111443 Clubhouse Grasses	6,086.88
Subtotal - Landscape Replacement	\$71,841.68
2025 BUDGET LANDSCAPE REPLACEMENT	\$200,000.00











January 30, 2025

WORK ORDER #111443

PROPOSAL FOR

Leyden Rock Metropolitan District
 W. 82nd Avenue & Leyden Rock Drive
 Arvada, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to service@keesenlandscape.com or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

DESCRIPTION OF WORK TO BE PERFORMED

Clubhouse ornamental grass replacements

Remove dead and Replace (like-for-like plant material in the same locations)

12 Feather Reed Grasses

13 Red Switch Grasses

12-#5 Red knock-out rose bushes

Sale	\$6,086.88
Sales Tax	\$0.00
Total	\$6,086.88

**LEYDEN ROCK METROPOLITAN DISTRICT
 WORK ORDER SUMMARY**

INCLUDED SERVICES	SALES TAX	TOTAL COST
Plantings	\$0.00	\$6,086.88
	\$0.00	\$6,086.88

Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.

Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.

Force Majeure and Delays

Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.

By _____
Angie Sherman

By _____

Date 1/30/2025

Date _____

**Keesen Landscape Management,
Inc.**

LEYDEN ROCK
METROPOLITAN DISTRICT

Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done on a time and materials basis at contracted rates.



MEMORANDUM

To: Board of Directors

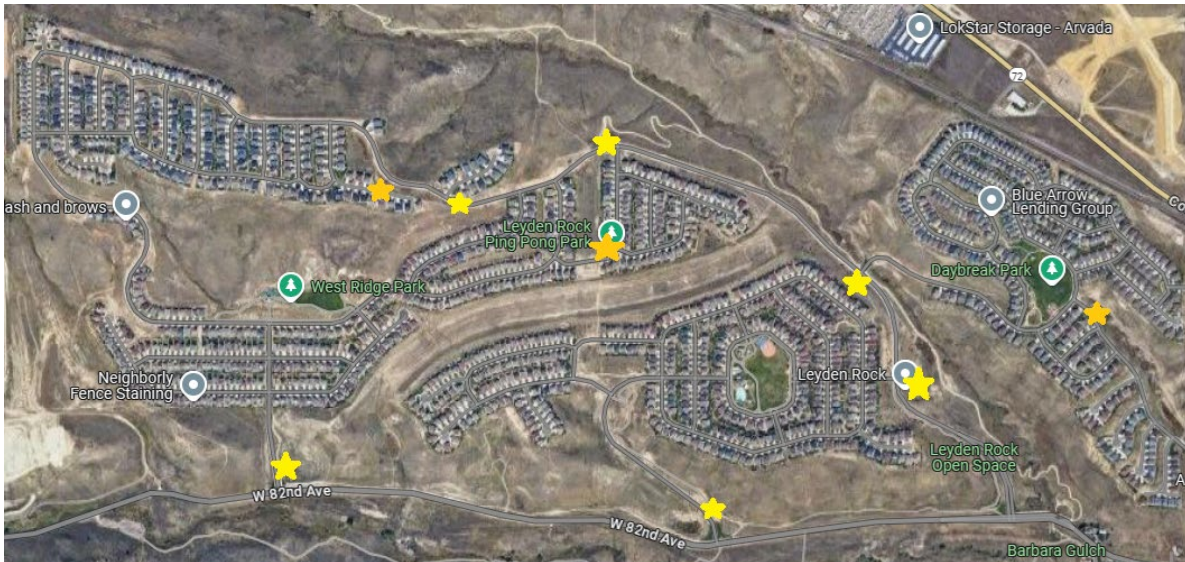
From: Katie Call, Community Manager

Date: February 12, 2025

Re: Community Sign Staining Proposal

We have engaged the District’s fence staining vendor, Neighborly Fence Staining, to stain various community signs to help preserve the wood, extend its longevity, and enhance its appearance. This maintenance effort aligns with the existing fence staining program and should be considered as part of an ongoing maintenance plan.

The stain used will match the existing fence stain throughout the community. The proposal includes staining the seven wayfinding signs located at various points in the community, as well as the signs for Ping Pong Park and the Private Drive, as shown in the attached map.



Project	
Sign Staining (Wayfinding, Ping Pong & Private Drive)	1,535.00
2025 BUDGET Common Area Repairs & Maint.	\$7,000.00

To: Leyden Rock Metro District
From: Neighborly Fence Staining, LLC
Date: February 8, 2025

Proposal by

David Luongo

owner of

Neighborly Fence Staining, LLC

to stain the Leyden Rock Wayfinding Sign posts in 2025



David Luongo

Neighborly Fence Staining, LLC

19162 W. 84th Ave

Arvada, CO 80007

(303) 503-6376

david@neighborlyfencestaining.com

www.neighborlyfencestaining.com

Two-Year Limited Warranty



I stand behind the quality of our workmanship and materials. Therefore, I am pleased to offer a two-year limited warranty on the staining of your sign posts.

Terms and Conditions

This warranty covers defects in workmanship and materials for the staining of the exterior posts for a period of two (2) years from the date of completion of the project.

What is Covered

The applied stain will be covered against premature peeling, flaking, or failure due to improper application within the warranty period. Natural weathering of the wood, including fading, is considered normal and is not covered under this warranty.

What is Not Covered

- Damage caused by natural weathering or exposure to the elements, including normal fading, warping, or shrinkage of wood
- Damage caused by physical impact, including impact from lawn mowers, weed whackers, and other landscaping tools
- Damage caused by accidents, neglect, improper maintenance, or misuse
- Any damage due to natural disasters (e.g., floods, storms, earthquakes), pests, or wildlife
- Changes in wood color due to natural aging and exposure to UV rays

Warranty Service

To request warranty service, please contact me directly within the warranty period. I will inspect the posts, and if the issue is determined to be covered under the warranty, the necessary repairs or staining touch-ups will be made at no additional cost.

I take pride in delivering durable, long-lasting results, and this warranty is my commitment to your satisfaction. Please contact me if any issues arise, and I will ensure prompt resolution.

Client Testimonials

"HIRE THIS GUY AND I WILL TELL YOU WHY!"



~ Paul Schlotthauer

"5 stars all day long."



~ Stephany Overmyer

"David and his crew were fantastic!"



~ Nick Graziani

"Great job protecting ours and our neighbors' yards from stain."



~ Hannah Beach



Brett Vernon · Leyden Rock

Thanks for taking over the fence staining for our community! You solved a big problem for us, and your work has been great!!!

25w

Like Reply Share



David Luongo **Author** · Leyden Rock

Brett thank you so much.

25w

Like Reply Share

Neighborly Fence Staining, LLC

5.0 ★★★★★ 20 reviews ⓘ

Some of Our Transformations



David Luongo
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