

LEYDEN ROCK METROPOLITAN DISTRICT

REGULAR MEETING

via teleconference

Tuesday, February 20, 2024 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
Tanis Batsel Stewart, Assistant Secretary	Term to May 2025

This meeting can be joined through the directions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/81614742884?pwd=7akl0u97asQ3Xq7p0iOHGdArIIdqXd.1>

Meeting ID: 816 1474 2884

Passcode: 499413

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 16, 2024 Regular Meeting (**enclosure**)
 - b. Approval of Minutes from February 6, 2024 Special Meeting (**enclosure**)
 - c. Ratification of Requisition No. 6 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021 (**enclosure**)
 - d. Ratification of Requisition No. 14 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021 (**enclosure**)
 - e. Approval of Resolution Designating Meeting Notice Posting Location (**enclosure**)
6. Presentation by Flock Safety for Proposed Security Cameras at Entrances
7. Financial Matters
 - a. Consider Approval of Payables/Financials (**enclosure**)
 - b. Other Financial Matters
8. District Management Matters
 - a. District Manager’s Report (**enclosure**)
 - b. Discuss and Consider Approval of Smart Irrigation System, Hydropoint Subscription (**enclosure**)

2024 Regular Meetings

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

- c. Other Management Matters
- 9. Director's Matters
 - a. Discussion Regarding Jellyfish Lighting
 - b. Other Director's Matters
- 10. Capital Projects Discussion
 - a. Discussion Regarding Trails Project
 - b. Other Capital Project Matters
- 11. Legal Matters
 - a. Other Legal Matters
- 12. Other Business
- 13. Adjourn

2024 Regular Meetings

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

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, January 16, 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:

Brett Vernon
Scott Plummer
Jeff Cunningham
Christian Ardita
Tanis Batsel-Stewart

Also present: Erin K. Stutz, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call, AdvanceHOA, District Management; Alex Fink, CliftonLarsonAllen, LLP, District Accountant; John Firouzi, Alyssa Pepper, and Nick Adams, City of Arvada; Wendy Fetterhoff; 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. Stutz advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Stutz 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. Stutz 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

Mr. Brown expressed support for the trail project and noted his relationships with outdoor and cycling organizations that would be in support. Mr. Brown expressed his enthusiasm to work with the Board on this project.

Consent Agenda

Following a summary by Ms. Stutz, the items on the consent agenda were ratified, approved, or accepted in one motion duly made and seconded and unanimously carried:

- Minutes from December 19, 2023, Regular Meeting;
- Minutes from January 2, 2024, Special Meeting;
- Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.; and
- Requisition No. 13 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021;

Financial Matters

Consider Approval of Payables/Financials

Mr. Fink presented the Schedule of Cash Position dated September 30, 2023, updated as of January 10, 2024 and claims in the amount of \$25,818.95. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the schedule of cash position and claims.

Public Hearing on 2024 Budget Amendment and Consider Approval of Resolution Amending the 2024 Budget

Deferred.

Other Financial Matters

None.

District Management Matters

Discussion Regarding the Republic Landfill’s Proposed Berm Plan

Mr. Grunquist engaged in discussion with the Board about the construction of a new plant on the District’s property. Republic Landfill will construct a berm to hide the plant and inquired about the District’s input. Mr. Grunquist noted that Republic Landfill will pay for all construction and installation costs, including earthmoving, trees, irrigation, etc. The District will maintain the trees once planted.

Director Cunningham inquired about the smell and noise that would come from the plant. Mr. Grunquist noted the fire stack and compressor will be in the ground. No smell is anticipated from the plant and the surrounding ground and berm should absorb the noise. Ms. Ferguson noted they are using electric compression which will mitigate sound and emissions.

Director Ardita inquired about the size of the berm. Mr. Grunquist noted the berm will use dirt from the plant's construction and will be at least fifteen feet tall. Mr. Grunquist advised that they will install visual markers for the berm in the next week.

Director Cunningham inquired about the access road having a gate. Mr. Grunquist noted the road currently has a gate.

Mr. Grunquist requested information about water access and the tap for irrigation purposes. Ms. Call will connect Mr. Grunquist with Keesen Landscape's Irrigation Manager.

Director Batsel-Stewart inquired about the sound decibels expected from the plant. Ms. Ferguson noted they are currently conducting a sound study from other projects, but they have desk studies available. Director Stewart requested those projections.

Director Vernon noted a couple of Board members will work together to expedite research on questions and provide any recommendations. Director Stewart and Director Plummer volunteered as the liaisons.

Director Plummer noted he would like the berm to be as high and wide as possible.

Director Vernon inquired about the new plant's noise impact in relation to the existing plant. Mr. Grunquist noted the current plant is working daily and the overall noise should not increase.

Presentation Regarding
Status Update for the
City of Arvada
Emergency Preparedness
Study

Mr. Firouzi from the City of Arvada presented Emergency Preparedness Study. This presentation was recorded and is available on the District's website.

Director Plummer inquired about the fire truck accessibility and the ability to create a third lane on W. 82nd from Celabra to Indiana. Mr. Firouzi noted the bike lanes and turn lanes at intersections create additional width. The City noted they are prepared to enhance

shoulders, and they have determined the current infrastructure could be utilized to create additional room. Director Plummer inquired about the procedure when two lanes are full of cars. Mr. Adams noted this is a feasibility study and emergency services would direct traffic as needed.

Director Ardita inquired about risk reductions zones include widening W. 82nd. Mr. Firouzi confirmed the risk reductions zones include W. 82nd and Highway 72. Director Ardita inquired about the maintenance for the access road to Leyden Ranch. Mr. Firouzi noted they are in discussion with a Leyden Ranch representative regarding the maintenance. Director Ardita inquired where the radio signs will be located. Mr. Firouzi noted they chose strategic locations for the signs. The exact locations will be identified when they get to the design phase of implementation.

Director Batsel-Stewart inquired about a 73-foot buffer zone on either side of the street and whether the City will dictate the type of vegetation on private property abutting the buffer zone. T Mr. Firouzi replied that the Fire Department will provide recommendations, but the City will investigate this issue.

Director Vernon inquired about the improvements to W 82nd. Mr. Firouzi noted the improvements would include hardening the shoulder, signage, and vegetation. Director Vernon shares concerns about evacuations if a fire is coming from the West and the ability to widen the roads. Mr. Firouzi will provide feedback within a few weeks.

Mr. Fifer noted it takes multiple agencies to make incremental improvements to complete a project like this. Technical details are forthcoming once the City believes the proposals will be accepted.

District Manager's Report

Ms. Call presented the report to the Board. Ms. Call notes the following information:

- AdvanceHOA has client services and resale services for homeowners and a portal for this information.
- Ms. Call and Legal Counsel are working together to send meeting packets out as soon as possible.
- District documents are available on the District's website.
- AdvanceHOA has a director training series that could be helpful to the Board.
- Financial Reports are provided on the 15th of each month.
- Compliance inspections occur weekly.
- Front Range Asphalt repaired the trash enclosure.

- Equalized Productions installed the Bluetooth faceplate, and they are working on Camera 12.
- Ms. Call is in contact with PeakOne regarding the pool heater. Ms. Call will provide more information closer to the start of pool season.
- Ms. Ahern provides an update on the event schedule.

Director Cunningham inquired about proposal for lights. Ms. Call noted a vendor visited the District, but she still needs the proposal. Director Cunningham and Director Vernon requested Ms. Call to prioritize this project and give the vendor a week to provide proposals.

Director Vernon noted the community meeting regarding the trails project is tentatively set for Thursday, February 8, 2024 at 6:00 p.m. at the Leyden Rock Clubhouse.

It was noted that outstanding contracts are being finalized between legal counsel and the vendors. Clubhouse activity and capital projects have been added to the budget.

Other Management Matters None.

Director’s Matters

Discussion Regarding Trail Grant with Wendy Fetterolf Ms. Fetterolf updated the Board on grant research. Ms. Fetterolf noted there are no available grants in Jefferson County. The Great Outdoors Colorado grant would be the best fit. Deadline for submittal is January 25th for June funding. Director Plummer inquired about legality to accept grants. Ms. Stutz noted that the Service Plan and bond documents may restrict grant acceptance. Ms. Stutz will investigate further. Director Cunningham noted grant applications, if any, can possibly wait until next year. The Board agreed. Ms. Fetterolf will investigate the application and what information is required.

Other Director’s Matters None.

Capital Projects Discussion

Other Capital Project Matters None.

Legal Matters

Other Legal Matters

Ms. Stutz requested clarification on the Board's position on posting the packet on the District website versus only posting the agenda. Ms. Stutz noted the costs to redact personal identifying information and to repost the packet if changes are made. Director Vernon and Director Batsel-Stewart discussed providing a link to request the packet. Director Plummer noted his preference for transparency and asked why this issue is being brought up. Ms. Stutz noted that it was unclear if the practice was in place from the Board's direction or the previous management team and explained the possible costs of continuing the practice. The Board agreed transparency is preferred. Following discussion, the Board determined to continue posting the packet to the website in the interest of transparency.

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.

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of February 2024.

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, February 6 2024, at 6:00 P.M. at Leyden
Rock Clubhouse, 17685 W 83rd 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
Brett Vernon
Jeff Cunningham
Tanis Batsel-Stewart
Christian Ardita

Also present: 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 6:06 P.M.

**Conflict of Interest
Disclosures**

No additional conflicts to disclose.

Approval of Agenda

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

Public Comment

Ms. Shelton expressed gratitude towards the Board for their work.

Mr. Brown requested the Board focus on the benefits regarding the proposed trails system. Mr. Brown noted that feedback from all trails users will be considered from the trails presentation. Director Batsel-Stewart requested that Mr. Brown include addresses and neighborhoods for those who signed the petition. Director Vernon noted the upcoming presentation will be focused on listening to

community feedback.

Capital Projects Discussion

Discussion Regarding Trails Director Vernon suggested the Discussion take place after the Trails Community Meeting on February 8, 2024.

Discussion Regarding Metro District Tract Projects Major Vista:
Ms. Cooley presented Architerra’s design plans. The Board engaged in discussion about the design plans. The design will be updated and a presentation for public comment will be scheduled.

Major Vista/Mudflow:
Ms. Cooley provided an update regarding the drainage concerns in the area. Ms. Cooley noted drainage will need to be corrected and recommended to let the City address the concerns and utilize the landscape vendor to enhance the area.

Ms. Cooley presented the design plans for the 84th Ave Area. The Board engaged in discussion about the design plans. The design will be updated and a presentation for public comment will be scheduled.

Drainage Remediation:
1. Multiple Locations - No updates.
2. Winter Rock - Ms. Call noted the project is in process.

Discussion Regarding Entrance Projects Culebra Street Entrance:
Ms. Cooley presented the design plans to the Board. The Board engaged in discussion about the design plans. The design will be updated and a presentation for public comment will be scheduled.

Yule Street Entrance:
No update.

Discussion Regarding Park Enhancement Projects Westridge Park:
No update.

Daybreak Park:
No update.

District Management Matters None.

Director’s Matters

Discussion Regarding City of The Board engaged in discussion regarding the City of Arvada’s

Arvada's Emergency
Evacuation Routes

Emergency Evacuation Routes. The Board will inform the City that the District does not endorse the findings and recommendations in the City's study.

Discussion Regarding
Jellyfish lighting

Director Plummer noted a property with jellyfish lighting emitting colored lights. Director Plummer proposed prohibiting jellyfish lighting in the community. Following discussion, the Board deferred the matter to the next meeting.

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.

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of February 2024.

EXHIBIT B
TO
INDENTURE OF TRUST
(Form of Project Fund Requisition)

Requisition No. 6

LEYDEN ROCK METROPOLITAN DISTRICT
INDENTURE OF TRUST
DATED OCTOBER 22, 2021
GENERAL OBLIGATION (LIMITED TAX CONVERTIBLE TO UNLIMITED TAX)
REFUNDING AND IMPROVEMENT BONDS, SERIES 2021

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as Trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$7,498.75.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

Leyden Rock Metropolitan District

3. Payment is due to the above person for (describe nature of the obligation):

Payment of capital invoices

4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

Wire instructions on file

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

6. With respect to this requested disbursement, the District (i) certifies it has reviewed any wire instructions set forth in this requisition to confirm such wire instructions are accurate, (ii) to the extent permitted by law and without waiting any rights or privileges under the Colorado Governmental Immunity Act, as may be amended, agrees to indemnify and hold harmless the Trustee from and against any and all claim, demand, loss, liability, or expense sustained, including but not limited to attorney fees, and expenses resulting directly or indirectly as a result of making the disbursement in accordance with this requisition, and (iii) agrees they will not seek recourse from the Trustee as a result of losses incurred by it for making the disbursement in accordance with this requisition.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of March, 2023.

DocuSigned by:

Brett Vernon

644222FA228E43A...

District Representative

**Leyden Rock Metro District
Requisition Summary**

Bond Requisition Number	Invoice number	Vendor Name	Date	Invoice Amount
Requisition No. 1		RRCEA, LLC		\$ 2,641,085.68
Requisition No. 1 Total				2,641,085.68
Requisition No. 2	20858	PlayWell	12/13/2022	106,537.07
Requisition No. 2	9549	PlayWell	12/13/2022	77,673.38
Requisition No. 2	6493	PatioShoppers	12/6/2022	53,346.60
Requisition No. 2		Adjustment to Actual		(100.00)
Requisition No. 2 Total				237,457.05
Requisition No. 3	BRO 199248	Keesen Landscape	9/9/2022	124,750.00
Requisition No. 3 Total				124,750.00
Requisition No. 4	7450	The Architerra Group, Inc	1/9/2023	12,360.00
Requisition No. 4	S-1748	Equalized Productions	1/4/2023	21,751.29
Requisition No. 4	S-1749	Equalized Productions	1/4/2023	6,727.50
Requisition No. 4	S-1750	Equalized Productions	1/4/2023	6,969.00
Requisition No. 4 Total				47,807.79
Requisition No. 5	7474	The Architerra Group, Inc	2/7/2023	3,120.00
Requisition No. 5	BRO 211132	Keesen Landscape	1/1/2023	5,127.49
Requisition No. 5		Req. No. 2 Adjustment to Actual		100.00
Requisition No. 5 Total				8,347.49
Requisition No. 6	7493	The Architerra Group, Inc	3/3/2023	7,498.75
Requisition No. 6 Total				7,498.75
Total Requisitioned				\$ 3,066,946.76



THE ARCHITERRA GROUP, INC
 5881 S. Deframe St
 Littleton, CO 80127
 303.948.0766

INVOICE #	7493
DATE	3/3/2023
DUE DATE	4/2/2023
P.O. #	

BILL TO:

Ms. Megan J. Murphy
 White Bear Ankele Tanaka & Waldron
 2154 E Commons Ave
 Ste 2000
 Centennial, CO 80122

PROJECT 2107/Leyden Rock Community Improvements

DESCRIPTION	TOTAL
<p>DESCRIPTION: Prepared preliminary monument concept plan and graphics. Coordinated with Katie and Ben and misc. coordination.</p> <p>LABOR: L Dominguez - 41 hrs @ \$110/hr M Talerico - 34 hrs @ \$75/hr K Wyman - 0.75 hrs @ \$85/hr M Taylor - 2.5 hrs @ \$150/hr</p>	<p>4,510.00 2,550.00 63.75 375.00</p>
<u>\$7,498.75</u>	

Contract Amount	Contract Remaining	Percent Complete
\$80,270.00	\$7,498.75	71%

The Architerra Group, Inc. thanks you for your business. Please indicate the invoice number on your check.

Certificate Of Completion

Envelope Id: 353FCE4ACEF64777812B9C1A0205C290	Status: Completed
Subject: Complete with DocuSign: Leyden Rock Metro District 2021 Project Fund Requisition No. 6.pdf	
Client Name: Leyden Rock Metro District	
Client Number: A494925	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	CLA Operations Erica Johnson
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Erica.Johnson@claconnect.com
	IP Address: 71.94.249.157

Record Tracking

Status: Original 3/16/2023 12:35:27 PM	Holder: CLA Operations Erica Johnson Erica.Johnson@claconnect.com	Location: DocuSign
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Signer Events

Brett Vernon
brett.vernon@leydenrocklife.com
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Brett Vernon
644222FA228E43A...

Timestamp

Sent: 3/16/2023 12:38:35 PM
Viewed: 3/16/2023 1:10:11 PM
Signed: 3/16/2023 1:10:29 PM

Signature Adoption: Pre-selected Style
Using IP Address: 71.218.102.159

Electronic Record and Signature Disclosure:

Accepted: 3/16/2023 1:10:11 PM
ID: 214d9657-b968-4934-a78b-d73ecbeef3d

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Alex Fink
Alex.Fink@claconnect.com
Security Level: Email, Account Authentication (None)

COPIED

Sent: 3/16/2023 12:38:35 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Allison Williams
allison.l.williams@claconnect.com
Security Level: Email, Account Authentication (None)

COPIED

Sent: 3/16/2023 12:38:35 PM
Viewed: 3/16/2023 1:46:05 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/16/2023 12:38:35 PM
Certified Delivered	Security Checked	3/16/2023 1:10:11 PM
Signing Complete	Security Checked	3/16/2023 1:10:29 PM
Completed	Security Checked	3/16/2023 1:10:29 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.

EXHIBIT B
TO
INDENTURE OF TRUST
(Form of Project Fund Requisition)

Requisition No. 14

LEYDEN ROCK METROPOLITAN DISTRICT
INDENTURE OF TRUST
DATED OCTOBER 22, 2021
GENERAL OBLIGATION (LIMITED TAX CONVERTIBLE TO UNLIMITED TAX)
REFUNDING AND IMPROVEMENT BONDS, SERIES 2021

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as Trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$12,734.95.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

Leyden Rock Metropolitan District

3. Payment is due to the above person for (describe nature of the obligation):

Payment of capital invoices

4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

See previously provided wire instructions

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

6. With respect to this requested disbursement, the District (i) certifies it has reviewed any wire instructions set forth in this requisition to confirm such wire instructions are accurate, (ii) to the extent permitted by law and without waiting any rights or privileges under the Colorado Governmental Immunity Act, as may be amended, agrees to indemnify and hold harmless the Trustee from and against any and all claim, demand, loss, liability, or expense sustained, including but not limited to attorney fees, and expenses resulting directly or indirectly as a result of making the disbursement in accordance with this requisition, and (iii) agrees they will not seek recourse from the Trustee as a result of losses incurred by it for making the disbursement in accordance with this requisition.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of February, 2024.

DocuSigned by:

Brett Vernon

644222FA220E43A...

District Representative

**Leyden Rock Metro District
Requisition Summary**

Bond Requisition Number	Invoice number	Vendor Name	Date	Invoice Amount	Date Paid
Requisition No. 1 Total				2,641,085.68	01/04/23
Requisition No. 2 Total				237,457.05	01/06/23
Requisition No. 3 Total				124,750.00	01/12/23
Requisition No. 4 Total				47,807.79	01/25/23
Requisition No. 5 Total				8,347.49	02/22/23
Requisition No. 6 Total				7,498.75	03/17/23
Requisition No. 7 Total				84,504.79	06/08/23
Requisition No. 8 Total				110,682.19	06/30/23
Requisition No. 9 Total				54,211.10	08/31/23
Requisition No. 10 Total				56,513.29	09/28/23
Requisition No. 11 Total				53,930.50	11/13/23
Requisition No. 12 Total				4,736.15	12/14/23
Requisition No. 13	S-2020	Equalized Productions	12/20/23	45,672.73	
Requisition No. 13	7748	The Architerra Group, Inc.	01/08/24	1,687.50	
Requisition No. 13 Total				47,360.23	01/11/24
Requisition No. 14	7769	The Architerra Group, Inc.	02/05/24	12,734.95	
Requisition No. 14 Total				12,734.95	
Total Requisitioned				\$ 3,491,619.96	



THE ARCHITERRA GROUP, INC
 5881 S. Deframe St
 Littleton, CO 80127
 303.948.0766

INVOICE #	7769
DATE	2/5/2024
DUE DATE	3/6/2024
P.O. #	

BILL TO:

Ms. Megan J. Murphy
 White Bear Ankele Tanaka & Waldron
 2154 E Commons Ave
 Ste 2000
 Centennial, CO 80122

PROJECT 2309/Leyden Rock Master Planning

DESCRIPTION	TOTAL
<p>DESCRIPTION: Prepared and rendered concept plans for String of Pears, Tract N, and Culebra Entrance. Prepared drainage study of Tract U. Prepared preliminary estimates of cost, email coordinated regarding public meeting, prepared for and attended check-in meeting with Katie Cooley and misc. coordination.</p> <p>LABOR: L Dominguez - 86.25 hrs @ \$115/hr M Talerico - 36 hrs @ \$75/hr M Taylor - 0.5 hrs @ \$155/hr Labor Subtotal</p> <p>EXPENSES: 57 sq ft @ \$0.35/sq ft B/W Bond Plotting - Plain Paper 25 sq ft @ \$.75/sq ft Color Plotting - Plain Paper Expenses Subtotal</p>	<p>9,918.75 2,700.00 77.50 12,696.25</p> <p>19.95 18.75 38.70</p>
	<u>\$12,734.95</u>

Contract Amount	Contract Remaining	Percent Complete
\$223,585.00	\$128,004.30	43%

The Architerra Group, Inc. thanks you for your business. Please indicate the invoice number on your check.

Certificate Of Completion

Envelope Id: A06F038122EE458C94A59B226971D4D7	Status: Completed
Subject: Complete with DocuSign: 2021 Project Fund Requisition No. 14.pdf	
Client Name: LRMD	
Client Number: 011	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	CLA Operations
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Holly.Hayes@claconnect.com
	IP Address: 97.118.156.240

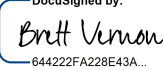
Record Tracking

Status: Original	Holder: CLA Operations	Location: DocuSign
2/9/2024 1:24:23 PM	Holly.Hayes@claconnect.com	

Signer Events

Brett Vernon
 brett.vernon@leydenrocklife.com
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 644222FA228E43A...
 Signature Adoption: Pre-selected Style
 Using IP Address: 97.118.248.130

Timestamp

Sent: 2/9/2024 1:39:23 PM
 Viewed: 2/9/2024 4:47:14 PM
 Signed: 2/9/2024 4:48:05 PM

Electronic Record and Signature Disclosure:
 Accepted: 2/9/2024 4:47:14 PM
 ID: 9c437fd9-c7a9-42cc-9e24-82f614a9bf75

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Allison L. Williams
 allison.l.williams@claconnect.com
 Security Level: Email, Account Authentication (None)

COPIED

Sent: 2/9/2024 1:39:23 PM
 Viewed: 2/12/2024 2:35:40 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/9/2024 1:39:24 PM
Certified Delivered	Security Checked	2/9/2024 4:47:14 PM
Signing Complete	Security Checked	2/9/2024 4:48:05 PM
Completed	Security Checked	2/9/2024 4:48:05 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.

**RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
LEYDEN ROCK METROPOLITAN DISTRICT**

DESIGNATING MEETING NOTICE POSTING LOCATION

WHEREAS, the Leyden Rock Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 24-6-402(1)(a), C.R.S., the District is a local public body and subject to the provisions of §§ 24-6-401, et seq., C.R.S.; and

WHEREAS, pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S., the District shall be considered to have given full and timely notice to the public if notice of the meeting is posted, with specific agenda information if available, on a public website of the District no less than twenty-four (24) hours prior to the meeting; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall make the notice posted on the public website accessible at no charge to the public, consider linking the notice to any appropriate social media accounts of the District, and, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by the District; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall designate a place within the boundaries of the local public body at which it may post a notice no less than twenty-four (24) hours in advance of the meeting in the event that the District is unable to post the notice online due to exigent or emergency circumstances.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS AS FOLLOWS:

1. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates <https://leydenrocklife.com/> as the website at which notices of District meetings will be posted twenty-four (24) hours in advance.
2. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates the following location for the posting of its meeting notices twenty-four (24) hours in advance in the event that the District is unable to post notice on the District's website:

17685 W. 83rd Drive, Arvada, Colorado.

ADOPTED FEBRUARY 6, 2024.

DISTRICT:

**LEYDEN ROCK METROPOLITAN
DISTRICT**, a quasi-municipal corporation and
political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

[Signature Page to Resolution Designating the Meeting Notice Posting Location]

LEYDEN ROCK METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

DECEMBER 31, 2023

Leyden Rock Metro District
Balance Sheet - Governmental Funds
December 31, 2023

	<u>General</u>	<u>Special Revenue</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets					
Checking Account	\$ 42,326.41	\$ -	\$ -	\$ -	\$ 42,326.41
Checking Account - AHM	-	162,388.41	-	-	162,388.41
Petty Cash/Debit Card - AHM	-	5,000.00	-	-	5,000.00
CSAFE	227,381.88	-	250.00	-	227,631.88
UMB Bond Fund	-	-	251,244.52	-	251,244.52
UMB Project Fund	-	-	-	4,266,437.27	4,266,437.27
Accounts Receivable	-	19,871.71	-	-	19,871.71
Receivable from County Treasurer	6,460.98	-	9,564.79	-	16,025.77
Property Tax Receivable	1,765,484.00	-	2,296,131.00	-	4,061,615.00
Total Assets	<u>\$ 2,041,653.27</u>	<u>\$ 187,260.12</u>	<u>\$ 2,557,190.31</u>	<u>\$ 4,266,437.27</u>	<u>\$ 9,052,540.97</u>
Liabilities					
Accounts Payable	\$ 10,115.60	\$ 17,643.26	\$ -	\$ 45,187.73	\$ 72,946.59
Prepaid assessments	-	2,764.32	-	-	2,764.32
Accrued expenses	-	1,915.00	-	-	1,915.00
Total Liabilities	<u>10,115.60</u>	<u>22,322.58</u>	<u>-</u>	<u>45,187.73</u>	<u>77,625.91</u>
Deferred Inflows of Resources					
Deferred Property Tax	1,765,484.00	-	2,296,131.00	-	4,061,615.00
Total Deferred Inflows of Resources	<u>1,765,484.00</u>	<u>-</u>	<u>2,296,131.00</u>	<u>-</u>	<u>4,061,615.00</u>
Fund Balances	<u>266,053.67</u>	<u>164,937.54</u>	<u>261,059.31</u>	<u>4,221,249.54</u>	<u>4,913,300.06</u>
Liabilities and Fund Balances	<u>\$ 2,041,653.27</u>	<u>\$ 187,260.12</u>	<u>\$ 2,557,190.31</u>	<u>\$ 4,266,437.27</u>	<u>\$ 9,052,540.97</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Leyden Rock Metro District
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,462,014.00	\$ 1,461,766.73	\$ 247.27
Specific ownership taxes	102,341.00	104,609.96	(2,268.96)
Interest income	10,000.00	30,848.21	(20,848.21)
Other revenue	10,000.00	-	10,000.00
Total Revenue	<u>1,584,355.00</u>	<u>1,597,224.90</u>	<u>(12,869.90)</u>
Expenditures			
Accounting	50,000.00	48,920.27	1,079.73
Auditing	7,000.00	6,100.00	900.00
County Treasurer's fee	21,930.00	21,933.42	(3.42)
Directors' fees	-	700.00	(700.00)
Dues and membership	2,000.00	1,237.50	762.50
Insurance	31,500.00	34,563.00	(3,063.00)
Legal	150,000.00	118,354.74	31,645.26
Miscellaneous	250.00	6,960.00	(6,710.00)
Payroll taxes	-	53.55	(53.55)
Election	40,000.00	19,313.78	20,686.22
Contingency	7,320.00	-	7,320.00
Total Expenditures	<u>310,000.00</u>	<u>258,136.26</u>	<u>51,863.74</u>
Other Financing Sources (Uses)			
Transfers to other fund	(1,419,131.00)	(1,419,131.00)	-
Total Other Financing Sources (Uses)	<u>(1,419,131.00)</u>	<u>(1,419,131.00)</u>	<u>-</u>
Net Change in Fund Balances	(144,776.00)	(80,042.36)	(64,733.64)
Fund Balance - Beginning	306,776.00	346,096.03	(39,320.03)
Fund Balance - Ending	<u>\$ 162,000.00</u>	<u>\$ 266,053.67</u>	<u>\$ (104,053.67)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Leyden Rock Metro District
Special Revenue Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Operations fee	\$ 25,888.00	\$ 16,728.00	\$ 9,160.00
Interest income	750.00	109.33	640.67
Other revenue	20,975.00	17,569.94	3,405.06
Rental income	15,000.00	19,068.16	(4,068.16)
Total Revenue	<u>62,613.00</u>	<u>53,475.43</u>	<u>9,137.57</u>
Expenditures			
Miscellaneous	2,978.00	4,003.81	(1,025.81)
Facilities management	367,104.00	299,880.06	67,223.94
Irrigation repairs	36,000.00	25,842.35	10,157.65
Pool contract maintenance	103,962.00	98,980.94	4,981.06
Pool supplies	15,000.00	18,752.17	(3,752.17)
Pool repairs and maintenance	6,000.00	8,562.60	(2,562.60)
District clean-up	43,000.00	29,575.25	13,424.75
Maintenance of district assets	4,500.00	54,265.00	(49,765.00)
Landscape replacement	125,000.00	115,408.55	9,591.45
Lighting	6,500.00	-	6,500.00
Native weed control	73,000.00	-	73,000.00
Landscape maintenance	200,500.00	284,127.74	(83,627.74)
Clubhouse maintenance and supplies	12,700.00	12,642.36	57.64
Clubhouse social activities	63,000.00	58,926.75	4,073.25
Clubhouse housekeeping	28,000.00	28,935.00	(935.00)
Clubhouse keys and locks	1,200.00	10,734.61	(9,534.61)
Pest control	10,000.00	9,000.00	1,000.00
Snow removal	55,000.00	19,896.10	35,103.90
Utilities - gas and electric	20,000.00	23,578.27	(3,578.27)
Utilities - trash removal	247,500.00	250,924.94	(3,424.94)
Utilities - water and sewer	30,000.00	33,136.69	(3,136.69)
Telephone/Wi-Fi/Cable	9,000.00	5,595.98	3,404.02
Administration costs	4,200.00	3,086.10	1,113.90
Postage, printing, copies	500.00	1,644.39	(1,144.39)
Water and soil sampling	8,000.00	7,800.00	200.00
Mileage	1,300.00	778.27	521.73
Office equipment	2,400.00	2,560.94	(160.94)
Website	1,400.00	854.74	545.26
Contingency	4,000.00	3,303.86	696.14
Total Expenditures	<u>1,481,744.00</u>	<u>1,412,797.47</u>	<u>68,946.53</u>
Other Financing Sources (Uses)			
Transfers from other funds	1,419,131.00	1,419,131.00	-
Total Other Financing Sources (Uses)	<u>1,419,131.00</u>	<u>1,419,131.00</u>	<u>-</u>
Net Change in Fund Balances	-	59,808.96	(59,808.96)
Fund Balance - Beginning	122,475.00	105,128.58	17,346.42
Fund Balance - Ending	<u>\$ 122,475.00</u>	<u>\$ 164,937.54</u>	<u>\$ (42,462.54)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

Leyden Rock Metro District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 2,163,780.00	\$ 2,163,413.97	\$ 366.03
Specific ownership taxes	151,465.00	154,863.94	(3,398.94)
Interest income	7,000.00	42,660.85	(35,660.85)
Total Revenue	<u>2,322,245.00</u>	<u>2,360,938.76</u>	<u>(38,693.76)</u>
Expenditures			
County Treasurer's fee	32,457.00	32,462.05	(5.05)
Paying agent fees	6,000.00	8,000.00	(2,000.00)
Bond interest - Series 2021A	1,751,100.00	1,751,100.00	-
Bond principal - Series 2021A	500,000.00	500,000.00	-
Contingency	10,443.00	-	10,443.00
Total Expenditures	<u>2,300,000.00</u>	<u>2,291,562.05</u>	<u>8,437.95</u>
Net Change in Fund Balances	22,245.00	69,376.71	(47,131.71)
Fund Balance - Beginning	169,827.00	191,682.60	(21,855.60)
Fund Balance - Ending	<u>\$ 192,072.00</u>	<u>\$ 261,059.31</u>	<u>\$ (68,987.31)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Leyden Rock Metro District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 148,000.00	\$ 223,358.54	\$ (75,358.54)
Other revenue	12,635.00	-	12,635.00
Total Revenue	<u>160,635.00</u>	<u>223,358.54</u>	<u>(62,723.54)</u>
Expenditures			
Engineering	-	114,908.50	(114,908.50)
Capital outlay	4,831,280.00	496,101.98	4,335,178.02
Contingency	12,635.00	-	12,635.00
Total Expenditures	<u>4,843,915.00</u>	<u>611,010.48</u>	<u>4,232,904.52</u>
Other Financing Sources (Uses)			
Repay developer advance	<u>(2,641,085.00)</u>	<u>(2,641,085.68)</u>	0.68
Total Other Financing Sources (Uses)	<u>(2,641,085.00)</u>	<u>(2,641,085.68)</u>	0.68
Net Change in Fund Balances	(7,324,365.00)	(3,028,737.62)	(4,295,627.38)
Fund Balance - Beginning	7,397,365.00	7,249,987.16	147,377.84
Fund Balance - Ending	<u>\$ 73,000.00</u>	<u>\$ 4,221,249.54</u>	<u>\$ (4,148,249.54)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

LEYDEN ROCK METROPOLITAN DISTRICT
Schedule of Cash Position
December 31, 2023
Updated as of February 12, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total Funds
<u>First Bank - Checking</u>				
Balance as of 12/31/23	\$ 42,326.41	\$ -	\$ -	\$ 42,326.41
Subsequent activities:				
01/11/24 Requisition No. 13	-	-	47,360.23	47,360.23
01/12/24 Transfer from CSAFE	2,500.00	-	-	2,500.00
01/16/24 Bill.com Payments	(40,035.31)	-	(47,360.23)	(87,395.54)
01/19/24 ADP Wage Pay	(215.30)	-	-	(215.30)
Anticipated activities:				
Requisition No. 14	-	-	12,734.95	12,734.95
Bill.com Payments	(1,020.00)	-	(12,734.95)	(13,754.95)
Anticipated Balance	\$ 3,555.80	\$ -	\$ -	\$ 3,555.80
<u>CSAFE</u>				
Balance as of 12/31/23	\$ 227,381.88	\$ 250.00	\$ -	\$ 227,631.88
Subsequent activities:				
01/10/24 Property/SO tax	6,460.98	9,564.79	-	16,025.77
01/12/24 Transfer to First Bank	(2,500.00)	-	-	(2,500.00)
01/24/24 Pledged Revenue Transfer	-	(9,564.79)	-	(9,564.79)
02/09/24 Property/SO tax	11,260.59	14,645.13	-	25,905.72
Anticipated activities:				
Pledged Revenue Transfer	-	(14,895.13)	-	(14,895.13)
Anticipated Balance	\$ 242,603.45	\$ -	\$ -	\$ 242,603.45
<u>UMB - 2021 Bond Fund</u>				
Balance as of 12/31/23	\$ -	\$ 251,244.52	\$ -	\$ 251,244.52
Subsequent activities:				
01/24/24 Pledged Revenue Transfer	-	9,564.79	-	9,564.79
01/31/24 Interest Income	-	1,093.63	-	1,093.63
Anticipated activities:				
Pledged Revenue Transfer	-	14,895.13	-	14,895.13
Anticipated Balance	\$ -	\$ 276,798.07	\$ -	\$ 276,798.07
<u>UMB - 2021 Project Fund</u>				
Balance as of 12/31/23	\$ -	\$ -	\$ 4,266,437.27	\$ 4,266,437.27
Subsequent activities:				
01/11/24 Requisition No. 13	-	-	(47,360.23)	(47,360.23)
01/31/24 Interest Income	-	-	18,994.68	18,994.68
Anticipated activities:				
Requisition No. 14	-	-	(12,734.95)	(12,734.95)
Anticipated Balance	\$ -	\$ -	\$ 4,238,071.72	\$ 4,219,077.04
Anticipated Balances	\$ 246,159.25	\$ 276,798.07	\$ 4,238,071.72	\$ 4,742,034.36

Yield information (as of 12/31/23):

CSAFE - 5.48%

UMB invested in Goldman Sachs Govt Fund - 5.15%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

LEYDEN ROCK METROPOLITAN DISTRICT
Property Taxes Reconciliation
2023

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 7,004.71	\$ -	\$ 23,020.47	\$ -	\$ (105.07)	\$ 29,920.11	0.19%	0.19%	\$ 43,137.39	0.53%	0.53%
February	1,650,384.06	-	21,728.83	-	(24,755.76)	1,647,357.13	45.52%	45.71%	1,686,579.35	45.35%	45.88%
March	90,384.91	-	22,773.71	46.48	(1,356.47)	111,848.63	2.49%	48.20%	117,910.94	2.60%	48.48%
April	195,887.54	-	18,783.85	75.23	(2,939.44)	211,807.18	5.40%	53.61%	181,764.32	4.43%	52.91%
May	244,507.21	-	23,163.90	114.04	(3,669.32)	264,115.83	6.74%	60.35%	244,992.55	6.09%	59.00%
June	1,411,917.21	-	20,675.60	176.61	(21,181.41)	1,411,588.01	38.94%	99.29%	1,503,619.12	40.45%	99.46%
July	13,712.04	-	21,103.58	337.97	(210.75)	34,942.84	0.38%	99.67%	32,843.53	0.32%	99.77%
August	5,214.24	-	24,851.93	128.04	(80.13)	30,114.08	0.14%	99.81%	31,818.88	0.11%	99.89%
September	2,132.74	-	21,310.66	85.30	(33.27)	23,495.43	0.06%	99.87%	21,903.96	0.00%	99.89%
October	1,238.43	-	23,078.32	49.54	(19.32)	24,346.97	0.03%	99.91%	24,094.60	0.03%	99.92%
November	2,797.61	-	22,902.12	227.10	(45.37)	25,881.46	0.08%	99.98%	23,884.40	0.07%	99.99%
December	-	-	16,080.93	(56.00)	0.84	16,025.77	0.00%	99.98%	16,484.67	0.00%	99.99%
Total	\$ 3,625,180.70	\$ -	\$ 259,473.90	\$ 1,184.31	\$ (54,395.47)	\$ 3,831,443.44	99.98%	99.98%	\$ 3,929,033.71	99.99%	99.99%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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Property Tax

General Fund	25.000	\$ 1,462,014.00	40.32%	\$ 1,461,766.70	99.98%
Debt Service Fund	37.000	2,163,780.00	59.68%	2,163,414.00	99.98%
	62.000	\$ 3,625,794.00	100.00%	\$ 3,625,180.70	99.98%

Specific Ownership Tax

General Fund	\$ 102,314.00	40.32%	\$ 104,609.97	102.24%
Debt Service Fund	151,465.00	59.68%	154,863.93	102.24%
	\$ 253,779.00	100.00%	\$ 259,473.90	102.24%

Treasurer's Fees

General Fund	\$ 21,930.00	40.32%	\$ 21,933.42	100.02%
Debt Service Fund	32,457.00	59.68%	32,462.05	100.02%
	\$ 54,387.00	100.00%	\$ 54,395.47	100.02%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**LEYDEN ROCK METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE
REQUIREMENTS TO MATURITY**

\$45,840,000

**2021 General Obligation Limited Tax Convertible to
Unlimited Tax Refunding and Improvement Bonds**

Principal Payable December 1

3.00% - 5.00%

June 1 and December 1

Beginning December 1, 2021

<u>Year Ended December 31,</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Annual Total</u>
2023	\$ 500,000	\$ 1,751,100	\$ 2,251,100
2024	570,000	1,726,100	2,296,100
2025	665,000	1,697,600	2,362,600
2026	745,000	1,664,350	2,409,350
2027	780,000	1,627,100	2,407,100
2028	865,000	1,588,100	2,453,100
2029	910,000	1,544,850	2,454,850
2030	1,005,000	1,499,350	2,504,350
2031	1,055,000	1,449,100	2,504,100
2032	1,155,000	1,396,350	2,551,350
2033	1,200,000	1,350,150	2,550,150
2034	1,300,000	1,302,150	2,602,150
2035	1,350,000	1,250,150	2,600,150
2036	1,455,000	1,196,150	2,651,150
2037	1,515,000	1,137,950	2,652,950
2038	1,610,000	1,092,500	2,702,500
2039	1,660,000	1,044,200	2,704,200
2040	1,745,000	994,400	2,739,400
2041	1,795,000	942,050	2,737,050
2042	1,850,000	888,200	2,738,200
2043	1,925,000	814,200	2,739,200
2044	2,000,000	737,200	2,737,200
2045	2,080,000	657,200	2,737,200
2046	2,165,000	574,000	2,739,000
2047	2,250,000	487,400	2,737,400
2048	2,340,000	397,400	2,737,400
2049	2,435,000	303,800	2,738,800
2050	2,530,000	206,400	2,736,400
2051	2,630,000	105,200	2,735,200
Total	\$ 44,085,000	\$ 31,424,700	\$ 75,509,700

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Leyden Rock Metropolitan District
Interim Claims 01/10/24 - 02-13-24

<u>Invoice Date</u>	<u>Payment Date</u>	<u>Vendor</u>	<u>Ref #</u>	<u>Amount</u>
11/30/23	01/16/24	Winzenburg, Leff, Purvis & Payne, LLP	693876	\$ 374.00
12/20/23	01/16/24	Colorado Special District P&L Pool	24PL-61158-3328	34,209.00
12/31/23	01/16/24	Equalized Productions	S-2020	45,672.73
01/01/24	01/16/24	Colorado Special District P&L Pool	24WC-61158-0254	450.00
01/01/24	01/16/24	The Architerra Group, Inc.	7748	1,687.50
01/08/24	01/16/24	White, Bear & Ankele PC	31730	5,002.31
				<u>\$ 87,395.54</u>

MANAGEMENT REPORT

COMMUNITY:	MANAGER:	REPORT DATE:
Leyden Rock Metro District	Katie Call	February 13, 2024

<p>2024 Regular Board Meeting Schedule: <u>Capital Projects Discussion on the First Tuesday of each month</u></p> <ul style="list-style-type: none"> ❖ January 2 ❖ February 6 ❖ March 5 ❖ April 2 ❖ May 7 ❖ June 4 ❖ July 2 ❖ August 6 ❖ September 3* (<i>day after Labor Day</i>) ❖ October 11 ❖ November 5 ❖ December 3 	<p>2024 Regular Board Meeting Schedule: <u>Regular Business on the Third Tuesday of each month</u></p> <ul style="list-style-type: none"> ❖ January 16 ❖ February 20 ❖ March 19 ❖ April 16 ❖ May 21 ❖ June 18 ❖ July 16- ANNUAL MEETING ❖ August 20 ❖ September 17 ❖ October 15 ❖ November 19- BUDGET HEARING ❖ December 17
<p>Last Reserve Study: 2020</p> <p>Operating Fee: \$0.00/year Tract K Filing Fee: \$372/year</p> <p>Current mill levy (2023), for collection in 2024 23.256 mills - (general fund) 30.246 mills - (debt service fund)</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 ❖ Tanis Batsel Stewart, 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"> ❖ Katie, Out of Office: Friday, February 23-Tuesday, February 27 ❖ Empty Nester & Trivia Night: Friday, February 23 ❖ City of Arvada Study Public Meeting #3: Wednesday, February 28
<p>Landscape Committee: Tanis Batsel-Stewart, Chair 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: 2,100 (up 4) Email Open Rate: 74% (down 1) 1270/1439 Reaching approximately 88% of the homes in the community

COMPLIANCE INSPECTIONS

Inspector: Pam Mitchell

<p>Schedule:</p>	<p>Inspections occur weekly. 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"> - Identify addresses that require additional support by Pam. - Close violations as needed. - Send violations to the attorney as needed. <p>Katie to flag any items to Pam for the following week by Wednesday.</p> <p>Pam may close a violation before compliance date if cured but cannot escalate to next step before the compliance date.</p> <p>Pam 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: all year - Dead shrubs/trees: all year <p>– Seasonal pruning – Spring 2024, Begin addressing streetscape dead trees</p> <p>Other Items:</p> <ul style="list-style-type: none"> - Trash can storage: all year - Basketball hoops: all year <ul style="list-style-type: none"> – must be stored halfway up driveway when not in use – prohibited to be attached to the home - General disrepair (fences, shingles, shutters) <p>– Spring/Summer 2024, Begin addressing fence staining needs</p> <ul style="list-style-type: none"> - Unsightly conditions (exterior storage of landscaping materials & equipment, oil stains, un-stored items) <p>– Spring/Summer 2024, Begin addressing radon mitigation vents to be painted to match the body paint or trim color</p> <p>Seasonal:</p> <ul style="list-style-type: none"> - Holiday lighting, including clips. - Snow removal <ul style="list-style-type: none"> – owners are responsible for removing snow on driveways & sidewalks

CURRENT PROJECTS / ACTION ITEMS

PROJECT	DESCRIPTION	STATUS
2024 Contracts	Working with vendors to complete service agreements for 2024	Complete
Surveillance System AV Upgrade	Clubhouse Surveillance system install Clubhouse speakers and tv upgrade	Complete
Tree Health Maintenance	Recommended annual tree maintenance from tree health report	Ongoing annual maintenance
Winter Rock	Landscape project along Leyden Rock Drive	In progress
Parking Lot Lighting	Adding lighting to the parking lot at the clubhouse	Seeking vendors/proposals
Retaining Wall	Retaining wall repair on LR Drive	On Hold, pending project schedule dates from Hall
Updated Maps Project	Community maps used for vendors	On Hold
Pool & Clubhouse Use Policy Update	Work with WBA for updates to policy	On Hold
Clubhouse Refresh	Refresh includes updated furniture, design upgrades, acoustic elements	In progress
Jefferson Parkway Signs	Notice of Parkway signs installed along parkway	In progress
Pet Stations	Station relocation	On Hold
Pool Plaster	Resurfacing the pool	On Hold
Pool Lighting	Upgrade lights to LED	On Hold
Pool Heater	Replacement w/ Electronic Thermostat	On Hold
Column Stone Replacement	Stone has come off on of the fence columns in the community	On Hold
Clubhouse Repairs	Replacement of blocks on back railings	On Hold
Wayfinding Sign Stain	Stain the wood on the wayfinding signs and Ping Pong Park sign	On Hold
Website Host Transfer	Transition website to Streamline	Coming 2024
Weather Trac Meeting	Update on Smart Controllers	Scheduled for Discussion, Feb. 20

ANNUAL CALENDAR - 2024

January	<ul style="list-style-type: none"> ▪ District Office Closed - January 1, 2024 ▪ Board Meeting (Capital Projects) - January 2, 2024 ▪ Domain Auto Renewal - January 5, 2024 ▪ District Office Closed - January 15, 2024 ▪ Board Meeting (Regular Business) - January 16, 2024 ▪ HVAC Preventative Maintenance – January 26, 2024
February	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - February 6, 2024 ▪ District Office Closed - February 19, 2024 ▪ Board Meeting (Regular Business) - February 20, 2024 ▪ City of Arvada Study Public Meeting #3- Wednesday, February 28
March	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - March 5, 2024 ▪ Board Meeting (Regular Business) - March 19, 2024
April	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - April 2, 2024 ▪ Board Meeting (Regular Business) - April 16, 2024 ▪ Board Email Auto Renewal - April 8, 2024
May	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - May 7, 2024 ▪ Board Meeting (Regular Business) - May 21, 2024 ▪ District Office Closed - May 27, 2024 ▪ Snow Contract Expires - May 31, 2024 ▪ Irrigation Start-up / Spring Clean-up ▪ Backflow Inspection ▪ HVAC Preventative Maintenance - TBD
June	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - June 4, 2024 ▪ Board Meeting (Regular Business) - June 18, 2024 ▪ District Office Closed - June 19, 2024 ▪ Phase 2 Fence Staining - TBD
July	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - July 2, 2024 ▪ District Office Closed - July 4, 2024 ▪ Board Meeting (Regular Business) - July 16, 2024 ▪ Annual Meeting - July 16, 2024
August	<ul style="list-style-type: none"> ▪ Budget Working Session - TBD ▪ Board Meeting (Capital Projects) - August 6, 2024 ▪ Board Meeting (Regular Business) - August 20, 2024
September	<ul style="list-style-type: none"> ▪ District Office Closed – September 2, 2024 ▪ Board Meeting (Capital Projects) - September 3, 2024 ▪ Board Meeting (Regular Business) - September 17, 2024 ▪ Pool Closing Date - September 4, 2024 ▪ Renew Snow Contract ▪ HVAC Preventative Maintenance - TBD
October	<ul style="list-style-type: none"> ▪ Draft Budget Due to CLA- October 1, 2024 ▪ Board Meeting (Capital Projects) - October 1, 2024 ▪ District Office Closed – October 14, 2024

	<ul style="list-style-type: none"> ▪ Draft Budget Submitted by CKA- October 15, 2024 ▪ Board Meeting (Regular Business) - October 15, 2024 ▪ Irrigation Shutdown / Fall Clean-up
<i>November</i>	<ul style="list-style-type: none"> ▪ Final Budget Changes to CLA- November 1, 2024 ▪ Board Meeting (Capital Projects) - November 5, 2024 ▪ District Office Closed - November 11, 2024 ▪ Board Meeting/Budget Hearing (Regular Business) - November 19, 2024 ▪ District Office Closed - November 27 thru November 29, 2024
<i>December</i>	<ul style="list-style-type: none"> ▪ Board Meeting (Capital Projects) - December 3, 2024 ▪ Board Meeting (Regular Business) - December 17, 2024 ▪ District Office Closed – TBD

LIFESTYLE COMMUNITY CALENDAR- 2024

Special Events This Month- February	Valentine One Stop Shop	Tues.,Wed. Feb. 13 & 14, 2024
	Family Bingo	Sunday, February 18, 2024
	Floral Workshop	Thursday, February 29, 2024
Upcoming Events Next Month- March	Easter Egg Eggstravaganza	Sunday, March 24, 2024
Monthly Events	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 PM of the month
	Mobile Barber	Rotating Dates, 1x monthly
Signature Events	Easter	Sunday, March 24, 2024
	Pool Opening Party	Friday, May 24, 2024
	Fourth of July	Thursday, July 4, 2024
	Fall Fest	Saturday, September 21, 2024
	Adults Night Out- 2 times	TBD
	Turkey Trot	TBD
	Holiday Market	First weekend in December
	Santa Visits	TBD
Club Activity	Mahjong Club*	Weekly meetups
	Running Club	Weekly meetups
	Book Club	Monthly meetups
	Hiking Club	Monthly meetups
	Bunco Club	Monthly meetups

CURRENT CONTRACTS

SERVICE	COMPANY	RATE	EXPIRATION	TERMINATION CLAUSE
Landscaping (including pond maintenance)	Keesen Landscape	\$196,450 <i>See scope for fees</i>	December 31, 2024	30 days
Snow Removal	Keesen Landscape	T&M <i>See scope for fees</i>	May 31, 2024	30 days
Soil/Sediment Sampling	CTL Thompson	\$4,000 per sample every 6 months	December 31, 2024	30 days
Weed & Pest Control	Weed Wranglers	\$73,500 \$4,500/pest control visit (2x/year)	December 31, 2024	30 days
Pet Waste Removal	Poop 911	\$2,060/ 3x week per month \$1,610/ 2x week per month + \$10.00 per roll for bags	December 31, 2024	30 days
Trash Removal	Republic Services	\$256,170	December 31, 2024	30 days
Janitorial Services	Done & Dusted (f.k.a. The Helping Hand)	\$200.00/ clubhouse cleaning \$95.00/pool cleaning	December 31, 2024	30 days
Pool Maintenance	Peak One Pool & Spa	\$110.00/weekday visit + \$7,000 chemicals	December 31, 2024	30 days
Pool Monitors	Mile High Pools	\$96,448	September 4, 2024	30 days
HVAC	Timberline Mechanical	\$105/ PM visit + materials	December 31, 2024	30 days
Design Review	Lee Design Group	\$55/ application \$75/custom exterior painting submission	December 31, 2024	30 days
Fence Staining	Neighborly Fence Staining, LLC	\$33,741/ phase	December 31, 2024	30 days
Tree Care Services	Preservation Tree Care	<i>See scope for fees</i>	December 31, 2024	30 days

FACILITY MAINTENANCE HISTORY

ELEMENT	MAINTENANCE APPROACH	MAINTENANCE / INSPECTION HISTORY	NOTES
AED	Annual	<ul style="list-style-type: none"> • Inspection for expiration of pads & battery 	
Backflows	Annual Testing Required by COA	<ul style="list-style-type: none"> • Completed in in May/June 2023 	23 backflow locations
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 • Phase 3- 2025 • Phase 4- 2026 • Phase 5- 2027 Restart <ul style="list-style-type: none"> • Phase 1 – 2028 • Phase 2 – 2029 • Phase 3- 2030 • Phase 4 – 2031 • Phase 5- 2032 	
HVAC	3 preventative maintenance visits per year	<ul style="list-style-type: none"> • Completed January 2024 	
Plumbing	PENDING	<ul style="list-style-type: none"> • Inspection of drains, faucets, toilets 	Annual cost \$515.00.
Fire System	PENDING	<ul style="list-style-type: none"> • Inspection of fire extinguishers, emergency lights 	Annual Cost ~ \$385
Building Exterior		<i>Pending further research</i>	
Sidewalk/Parking Lot		<i>Pending further research</i>	
Roofs		<i>Pending further research</i>	

CLUBHOUSE RENTAL HISTORY

MONTH	RESIDENT	NON-RESIDENT	NON-PAYING RENTALS (501c3, clubs, HOA)	Total
<i>January</i>	5	1	19	25
<i>February</i>	5	-	19	24
<i>March</i>	3	1	17	21
<i>April</i>	-	-	-	-
<i>May</i>	3	-	2	5
<i>June</i>				
<i>July</i>				
<i>August</i>				
<i>September</i>				
<i>October</i>				
<i>November</i>				
<i>December</i>				

**April is currently blocked for availability for the clubhouse refresh project*

CAPITAL PROJECT BUDGET

Submittal Categories	Project	Location Name	Budget
METRO DISTRICT TRACTS	Major Vista	String of Pearls	1,000,000
		Zircon Street culdesac	0
		Traveler's Hub	0
		Ping Pong Park	0
		Demo Garden	0
	Major Vista/Mudflow	Timber Way (walkway between W 85 th Blf & W 84 th Pl)	100,000
		The 84th Ave area (between Yucca & Windy)	100,000
		84th Ave Cul de sac (Leclair)	0
	Drainage remediation	Multiple locations	250,000
		Winter Rock Section A	36,000
		Winter Rock Section B	139,000
	Fire exit	Eldora Way to 82nd	0
	Trailheads & minor vistas (general palette)		0
TOTAL			1,625,000
ENTRANCES	Entrance, + Electricity	Culebra	see total below
	Entrance, + Electricity	Yule	see total below
	Entrance	LR Drive	0
TOTAL			250,000
PARKS	Westridge (includes the hillside in front)		750,000
	Lookout		0
	Daybreak		500,000
TOTAL			1,250,000
TRAILS	Trails		850,000
TOTAL			850,000
CONTINGENCY			25,000
TOTAL			25,000
			\$4,000,000.00



MEMORANDUM

To: Board of Directors

From: Katie Call, Community Manager

Date: February 14, 2023

Re: Smart Controller Irrigation System, Hydropoint Subscription

In 2022, Weather Trak Smart Controllers were installed in the Leyden Rock community’s irrigation system to improve water use. Included in the installation was a yearly subscription to the program Hydropoint, the system behind the smart controller. The system collects weather data and automatically adjusts the irrigation watering cycles. The subscription for our community ended in July 2023 with a grace period that completed the season before irrigation was turned off. In December 2023, the community manager was notified of the subscription renewal. The system remains unaffected by a lapse in subscription status. However, when the season arrives, the controllers remain manual and do not automatically adjust based on weather data. It is important to note that each time the subscription lapse moving forward there is a fee of \$99 per controller to activate back into the system. Hydropoint provided the attached proposal that includes three subscription options for the 25 controllers in the community. Below is an overview of those costs.

	Total to Renew Thru 7/31/2024	Total to Renew Thru 1/31/2025	Total to Renew Thru 7/31/2025
Discount:	0%	0%	0%
Total Due:	\$6,368.00	\$9,360.00	\$12,480.00
Your Savings	\$0.00	\$0.00	\$0.00

**Representatives are scheduled to attend the meeting to support the discussion around the topic- Angie Sherman, Keesen Landscape Account Manager and Ben Coffey, HydroPoint Account Representative.*



WeatherTRAK Central Service Subscription Renewal Quote

As of Date: 01/30/2024

Subscriber Name: Leyden Rock Metropolitan District

Controller Quantity: 25

	Total to Renew Thru 7/31/2024	Total to Renew Thru 1/31/2025	Total to Renew Thru 7/31/2025
Discount:	0%	0%	0%
Total Due:	\$6,368.00	\$9,360.00	\$12,480.00
Your Savings	\$0.00	\$0.00	\$0.00

Serial Number	Current Expiration Date	Customer Site	Installation Address	Installation City	Installation State	Subscription SKU	Renew Thru 7/31/2024	Renew Thru 1/31/2025	Renew Thru 7/31/2025
10004019	07/31/2023	Leyden Rock Metropolitan District	8868 Gore St.	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10003898	07/31/2023	Leyden Rock Metropolitan District	18456 W. 83rd Dr	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10002123	07/31/2023	Leyden Rock Metropolitan District	19066 W 87th Ln.	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10003385	07/31/2023	Leyden Rock Metropolitan District	17995 84th Ln	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10059280	07/31/2023	Leyden Rock Metropolitan District	17512 W 83RD PL	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10059260	07/31/2023	Leyden Rock Metropolitan District	85559 Eldora Way	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10002312	07/31/2023	Leyden Rock Metropolitan District	8569 Salvia Way	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10059430	07/31/2023	Leyden Rock Metropolitan District	8546 ROGERS LOOP	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10003899	07/31/2023	Leyden Rock Metropolitan District	8298 Zircon St.	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10002148	07/31/2023	Leyden Rock Metropolitan District	8875 Flattop Way	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10059162	07/31/2023	Leyden Rock Metropolitan District	17685 W 83RD DR	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10004046	07/31/2023	Leyden Rock Metropolitan District	8866 Bross St	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10002914	07/31/2023	Leyden Rock Metropolitan District	18892 84th Ave	Arvada	CA	CIM-1YA	\$249.00	\$366.00	\$488.00
09011154	07/31/2023	Leyden Rock Metropolitan District	8424 Violet Ct.	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10003970	07/31/2023	Leyden Rock Metropolitan District	8444 QUARTZ CIR	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10003456	07/31/2023	Leyden Rock Metropolitan District	7613 W 84TH DR	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10003148	07/31/2023	Leyden Rock Metropolitan District	17102 85th Pl.	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10060889	07/31/2023	Leyden Rock Metropolitan District	17958 86th	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10060163	07/31/2023	Leyden Rock Metropolitan District	17842 W. 83rd Pl.	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10005108	07/31/2023	Leyden Rock Metropolitan District	17897 Yule St.	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10002204	07/31/2023	Leyden Rock Metropolitan District	8444 QUARTZ CIR	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10058973	07/31/2023	Leyden Rock Metropolitan District	18892 84th Ave	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10058153	07/31/2023	Leyden Rock Metropolitan District	8390 UMBER ST	Arvada	CO	CIMXL-1YA	\$392.00	\$576.00	\$768.00
10004694	07/31/2023	Leyden Rock Metropolitan District	corner Torrey of 86th ave	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00
10002146	07/31/2023	Leyden Rock Metropolitan District	16649 86th Pl.	Arvada	CO	CIM-1YA	\$249.00	\$366.00	\$488.00

Total to Renew Thru Dates Listed Above:	\$6,368.00	\$9,360.00	\$12,480.00
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Terms and Conditions: Pricing valid 30 days from date of quote. Upon acceptance of quote, HydroPoint will invoice customer for amount listed on quote. Payment terms are net thirty (30) days from the date of the invoice issued by HydroPoint. This is an estimate. Items sold by HydroPoint Data Systems, Inc. are subject to sales tax. If an item is subject to sales tax for your location, tax is generally calculated on the total selling price. This estimate may not include applicable sales tax, which will be added at the time of order. For complete terms and conditions please visit: <https://www.hydropoint.com/legal/purchasing/>

Date Renewing Thru: _____

Renewal Total: \$ _____

Confirmation Signature: _____

Date Signed: _____

Printed Name: _____

Title: _____