

**LEYDEN ROCK METROPOLITAN DISTRICT NOS. 1-5 & 10**  
**REGULAR MEETING**  
5740 Olde Wadsworth Boulevard  
Arvada, Colorado 80002  
December 5, 2016  
1:00 PM

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Chris Elliott, President	Term to May 2020
C. Regan Hauptman, Vice President/Treasurer	Term to May 2018
Matt Cavanaugh, Secretary	Term to May 2018
Paul Ron Hauptman, Assistant Secretary	Term to May 2018
Corey Elliott, Assistant Secretary	Term to May 2020

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**AGENDA**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board(s) on matters that affect the District(s) on items not otherwise on the agenda. Comments will be limited to three (3) minutes. Please sign in.
5. Consent Agenda
  - a. Approval of Minutes from the July 6, 2016 Meeting (**enclosure**)
  - b. Approval of Disclosure Notice Pursuant to § 32-1-809, C.R.S. (District No. 10) (**enclosure**)
  - c. Engagement of Dazzio & Associates, PC to Perform 2016 Audits (District Nos. 1, 5 & 10) (**enclosures**)
  - d. Approval of First Addendum to Independent Contractor Agreement with Allied Waste Transportation Inc., d/b/a Republic Services of Denver (2016 Solid Waste Services) (**enclosure**)
  - e. Approval of Assignment and Assumption of Independent Contractor Agreements by and between District No. 1 and District No. 10 (**enclosure**)
  - f. Ratification of Independent Contractor Agreement with Weed Wranglers, Inc. for Noxious Weed Control (2016 Services) (District No. 1) (**enclosure**)
  - g. Approval of Second Addendum to Independent Contractor Agreement with CACleaning, LLC (Clubhouse Cleaning Services) (District No. 10) (**enclosure**)
  - h. Approval of Termination of Independent Contractor Agreement with Keesen Landscape Management, Inc. for 2017 Landscape Services (District No. 1)
  - i. Approval of First Amendment to Independent Contractor Agreement with Mile High Lights, LLC (Holiday Lighting Services for 2016/2017 Holiday Season) (**enclosure**)
  - j. Approval of First Amendment to Independent Contractor Agreement with Long Corporation, d/b/a Poop 911 (2017 Pet Waste Station Services) (**enclosure**)
  - k. Renewal of Independent Contractor Agreements for 2017 Services:
    - i. Consilium Design, Inc. (DRC Plan Review Services)
    - ii. YMCA of Metropolitan Denver (Pool Maintenance & Staffing and Recreation Programs)

- iii. Allied Waste Transportation, Inc. d/b/a Republic Services of Denver (Solid Waste Services)

6. Legal Matters

- a. Consider Adoption of 2017 Administrative Matters Resolution (District No. 10) **(enclosure)**
- b. Insurance (District No. 10) **(enclosures)**
  - i. Property and Liability Schedule Limits
  - ii. SDA Membership Renewal
  - iii. Agency Fee Agreement with T. Charles Wilson
  - iv. Workers' Compensation Coverage
  - v. Excess Liability
- c. Consider Adoption of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges Replacing the Prior Policy Adopted by District No. 1 (District No. 10) **(enclosure)**
- d. Consider Adoption of Resolution Concerning the Imposition of an Operations Fee Replacing the Prior Resolutions Adopted by District Nos. 1-5 (District No. 10) **(enclosure)**
- e. Consider Approval of Termination of Resolution Concerning the Imposition of an Operations Fee (District No. 1 and District No. 2) **(enclosure)**
- f. Consider Approval of Termination of Resolution Concerning the Imposition of an Operations Fee (District No. 1 and District No. 3) **(enclosure)**
- g. Consider Approval of Termination of Resolution Concerning the Imposition of an Operations Fee (District No. 1 and District No. 4) **(enclosure)**
- h. Consider Approval of Termination of Resolution Concerning the Imposition of an Operations Fee (District No. 1 and District No. 5) **(enclosure)**
- i. Consider Approval of Bill of Sale between District No. 1 and District No. 10 (Leyden Rock Filing No. 1, Tracts A-U) **(enclosure)**
- j. Consider Approval of Quitclaim Deed between District No. 1 and District No. 10 (Tract A, Tract D Block 22, Tract E, Tract F, Tract K, Tract L, Tract M, Tract O, Tract Q, Leyden Rock Subdivision Filing No. 1 and Tract A, Tract K, Tract T, Tract V, Leyden Rock Subdivision Filing No. 6) **(enclosure)**
- k. Consider Approval of Assignment and Assumption of Covenant Enforcement Authority (District No. 1 and District No. 10) **(enclosure)**
- l. Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents Replacing the Prior Policies, Procedures and Penalties Adopted by District No. 1 (District No. 10) **(enclosure)**
- m. Consider Approval of Supplemental Agreement to Annexation Agreement between with the City of Arvada and RRCEA, LLC (District No. 1 and District No. 10) **(enclosure)**
- n. Consider Adoption of a Resolution Approving and Adopting a Policy Regarding the Provision and Use of District Personal Electronic Devices by the District's Elected Officials & Consultants (District No. 10) **(enclosure)**
- o. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract I, Filing No. 1) (District No. 10) **(enclosure)**
  - i. Consider Approval of Bill of Sale (Tract I, Filing No. 1)
  - ii. Consider Approval of Special Warranty Deed from Leyden Rock Phase I, LLC (Tract I, Filing No. 1)
- p. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract N, Filing No. 1) (District No. 10) **(enclosure)**
  - i. Consider Approval of Bill of Sale (Tract N, Filing No. 1)

- ii. Consider Approval of Special Warranty Deed from Leyden Rock Phase I, LLC (Tract N, Filing No. 1)
- q. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract B, Filing No. 2) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract B, Filing No. 2)
  - ii. Consider Approval of Special Warranty Deed from RRCEA Two, LLC (Tract B, Filing No. 2)
- r. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract C, Filing No. 2) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract C, Filing No. 2)
  - ii. Consider Approval of Special Warranty Deed from RRCEA Two, LLC (Tract C, Filing No. 2)
- s. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract D, Filing No. 2) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract D, Filing No. 2)
  - ii. Consider Approval of Special Warranty Deed from RRCEA Two, LLC (Tract D, Filing No. 2)
- t. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract E, Filing No. 2) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract E, Filing No. 2)
  - ii. Consider Approval of Special Warranty Deed from RRCEA Two, LLC (Tract E, Filing No. 2)
- u. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract F, Filing No. 2) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract F, Filing No. 2)
  - ii. Consider Approval of Special Warranty Deed from RRCEA Two, LLC (Tract F, Filing No. 2)
- v. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract A, Filing No. 3) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract A, Filing No. 3)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract A, Filing No. 3)
- w. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract D, Filing No. 3) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract D, Filing No. 3)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract D, Filing No. 3)
- x. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract I, Filing No. 3) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract I, Filing No. 3)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract I, Filing No. 3)
- y. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract J, Filing

- No. 3) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract J, Filing No. 3)
- z. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract K, Filing No. 3) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract K, Filing No. 3)
- aa. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract L, Filing No. 3) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract L, Filing No. 3)
- bb. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract M, Filing No. 3) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract M, Filing No. 3)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract M, Filing No. 3)
- cc. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract A, Filing No. 4) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract A, Filing No. 4)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract A, Filing No. 4)
- dd. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract C2, Filing No. 4) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract C2, Filing No. 4)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract C2, Filing No. 4)
- ee. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract D2, Filing No. 4) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract D2, Filing No. 4)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract D2, Filing No. 4)
- ff. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract F, Filing No. 4) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract F, Filing No. 4)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract F, Filing No. 4)
- gg. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract G, Filing No. 4) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract G, Filing No. 4)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract G, Filing No. 4)
- hh. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by RRCEA, LLC (Tract H, Filing No. 4) (District No. 10) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract H, Filing No. 4)
  - ii. Consider Approval of Special Warranty Deed from RRCEA, LLC (Tract H, Filing No. 4)

- ii. Discuss Potential Dissolution of Leyden Rock Metropolitan District Nos. 6-9
7. Financial Matters
- a. Financial Report/Claims Payable (**enclosures**)
  - b. Consider 2017 Proposed Budget from Social Committee (District No. 10) (**to be distributed**)
  - c. Conduct 2016 Budget Amendment Hearings and Consider Adoption of Resolutions to Amend 2016 Budgets (**enclosures**)
  - d. Conduct 2017 Budget Hearing and Consider Adoption of Resolution to Adopt 2017 Budget and Set Mill Levies (District No. 10) (**enclosure**)
  - e. Consider Approval of Cash Access Addendum to Engagement Letter dated March 17, 2016, with CliftonLarsonAllen, LLP (District Nos. 1, 5 & 10) (**enclosures**)
  - f. Other Financial Matters
8. Facilities Management
- a. Manager Update
  - b. Consider Approval of Fee Increase and Renewal of Independent Contractor Agreement with Stillwater Community Management, LLC for 2017 Management Services (**enclosure**)
  - c. Consider Adoption of Resolution Adopting the Rules and Regulations of Leyden Rock Metropolitan District No. 10 Replacing the Prior Rules and Regulations Adopted by District No. 1 (District No. 10) (**enclosure**)
  - d. Consider Adoption of Resolution Adopting a Pool and Clubhouse Use Policy Replacing the Prior Pool and Clubhouse Use Policy Adopted by District No. 1 (District No 10) (**enclosure**)
  - e. Consider Adoption of Amended and Restated Resolution Adopting a Park and Open Space Use Policy (District No. 10) (**enclosure**)
  - f. Consider Approval of Independent Contractor Agreement with Dave's Landscape & Construction, Inc. (2016-2017 Weed Control) (District No. 10) (**enclosure**)
  - g. Consider Approval of Independent Contractor Agreement with Environmental Landworks for 2017 Snow Removal and Landscaping Services (District No. 10) (**enclosure**)
  - h. Discuss Litter on District Property from Allied Waste Facility
  - i. Review Bids for Management Services (Executive Session Pursuant to Section 24-6-402(4)(f), C.R.S. (District No. 10) (**to be distributed**)
9. Other Business
- a. Consider Adoption of Resolution Declaring Inactive Special District Status (District Nos. 1-5) (**enclosures**)
10. Next Regular Meeting
11. Adjourn