

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

BLACKSTONE METROPOLITAN DISTRICT

Held: Monday, July 27, 2021, at 6:00 p.m. via teleconference.

Attendance

A special meeting of the Board of Directors of the Blackstone Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Shawn McGoff
Jill Shadwell
Bret Erickson
Maria Elena Daniels

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, District Accountant; Arthur Beisner, RowCal, District Manager; and Homeowners.

Call to Order

Director McGoff noted that a quorum of the Board was present and called the meeting to order.

Declaration of Quorum/Director Qualification/Reaffirmation of Disclosures

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of 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. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

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

Public Comment

None.

Consent Agenda

The Board reviewed the items on the consent agenda. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and ratified:

- Claims Payable Listing in the Amount of \$95,979.87

Financial Report/Financial Matters

Review and Consider Acceptance of Unaudited Financial Statements

Mr. Bourgouin reviewed the unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financial statements.

Update on Financial Projection

Mr. Bourgouin noted that the long range financial forecast would be ready for the September Board meeting. Director McGoff requested a sample financial projection be sent to the Board.

Other Financial Matters

Mr. Bourgouin noted that Mr. Beisner had been added as a reviewer on Bill.com.

Mr. Bourgouin provided an update on the Status of the 2020 Audit to the Board. No action taken.

Legal Matters

District Law Changes (signed by Polis)

Mr. Waldron discussed the changes to special district statutes recently signed by Governor Polis. The Board engaged in general discussion. No action taken.

Facilities Management/District Operations Report

Management Report

The Board engaged in general discussion regarding the transition of Management Companies and requested reports on open covenant enforcement, architectural review, and management matters.

Discuss Safety and Loss Prevention Grant Allocation

The Board engaged in general discussion regarding applying for Safety and Loss Prevention Grant Funds and requested Mr. Waldron provide the information to Mr. Beisner.

Discuss Snow Removal on City Streets (Contractor Qualification)

The Board engaged in general discussion regarding prequalification of contractors for snow removal. No action taken.

Other Management Matters

None.

Board Action Items

Consilium Entrance/Median Design Proposal

Ms. Hesketh provided an update on the Proposal from Consilium for the Entrance/Median Design Project noting that the initial proposal was for \$46,000 and the roundabout would be an additional \$5,000. The Board engaged in general discussion and requested the final proposal be circulated before the next meeting for consideration in September. Mr. Waldron was asked to provide additional landscape architects' contact information to the committee.

Other Board Action Items

None.

District Committee Updates

Landscape Committee

Director Erickson reviewed the landscape committee report with the Board noting that there have been social media comments regarding lack of landscaping and it was noted that the committee is working hard on weed removal and tree planting.

The Board engaged in general discussion regarding the Lennar Tract Turnover.

Director Erickson reviewed the proposal from DaVinci Sign Systems for the park signs at Hilltop Park and Canyon Park. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from DaVinci Signs.

Design Review Committee (DRC)

Director McGoff provided an update on the progress of the revisions to the Residential Improvement Guidelines.

Director McGoff noted that he would discuss the issue of Golf Carts on the Streets with the Men's Golf Association.

The Board engaged in general discussion regarding trampolines. No action taken.

Mr. Waldron reviewed the legal opinion regarding Jellyfish lights with the Board. No action taken.

Advisory Committee	General discussion.
Social Committee	General discussion.
Website Committee	General discussion.
Security/Safety Committee	The Board engaged in general discussion regarding purchasing neighborhood watch signs and license plate cameras. No action taken.

Directors Items/Other Business

SARIA Meeting Updates	None.
WPRA Meeting Update	None.
Board Emails from Residents	None.
Discuss Board Vacancy	The Board engaged in general discussion regarding the appointment to fill Board Vacancy. No action taken.
Consider Election of Officers	Deferred.
Discuss Meeting Location (Physical – Electronically)	The Board engaged in general discussion regarding the location for regular meetings of the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to hold regular meetings electronically.
Other Director Items	None.

Public Comment

Adjourn	There being no further business to come before the Board and following discussion and upon motion duly made and seconded, the Board determined to adjourn the meeting.
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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 15th day of November, 2021.

