

**Blackstone Metropolitan District**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**MINUTES**  
**May 22<sup>nd</sup>, 2025**

**I. ATTENDANCE & CALL TO ORDER**

Board Members in attendance were Lisa Monahan, Marty Liles, Kathy Morgan, Aaron Jones and Brent Johnston.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand (Landtech Contractors, LLC), Carrie Bartow (CliftonLarsonAllen, LLP), Beau McMahon (Brightstar District Management), and members of the public. The meeting was called to order at 6:02 pm.

**II. DISCLOSURE OF ANY CONFLICTS OF INTEREST** – Attorney 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. Attorney Waldron inquired 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. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**III. AGENDA REVIEW / UPDATES OR APPROVAL** – The District Manager confirmed no changes were needed to the agenda. Upon a motion made by Director Morgan and seconded by Director Monahan, the agenda was unanimously approved.

**IV. LANDSCAPE MAINTENANCE REPORT**

A. Mr. Zand reviewed the Landscape Maintenance Report for the month. He will complete the annual report to Clint for filing with the City this week.

**B. Work Orders/Proposals –**

- Filter Replacements previously approved have arrived and will be installed within the next week.
- Pruning will happen 2 times over the summer months.
- Mr. Zand will present the board with additional bids for planting.
- Mr. Zand stated that he received approval from Director Liles for irrigation repairs for the missing meter. Director Liles gave a Not to Exceed limit of \$7500.00

C. **Water Tracking Discussion** – Mr. Zand discussed that he is working on this report.

D. **Tree Loss Report** – Mr. Zand confirmed that the District still has warranty trees to be replaced this season. Mr. Zand confirmed that SavATree is planning to schedule a walk early June. The board would like to be made aware of when this walk happens.

**V. PUBLIC COMMENT**

A. A homeowner discussed the weeds around the golf course, specifically the areas around Monaghan. Ben confirmed they will continue to address these throughout the season.

## **VI. FINANCIAL REPORTS**

- A. Carrie Bartow (CLA, LLP) reviewed the unaudited financial statements from April 2025. Upon motion duly made and seconded, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP. Director Jones noticed a typo on page 21. Carrie will make the adjustment.
- B. Clint Discussed the working capital line item not reflecting current funds. The manager will work with Carrie to have this reviewed.
- C. Discussions around District Credit Cards. The board confirmed that former President Deeds' card was deactivated. Carrie confirmed that the only active card on the account is Director Johnston's. There are discussions on providing the chair of the Social Committee with a card, this will be determined later.

## **VII. MANAGEMENT REPORT**

- A. Monthly Manger Report – The manager reviewed the May management reports. The reports reflected all the items the manager worked on over the month.
- B. Update on HB24-1267 Compliance – The manager discussed that Altitude recommends completing a thorough review all of documents. Director Monahan motions to allow funding up to \$2500.00 to have this review completed. A second was provided by Director Liles, upon vote, all in favor.
- C. ARC/Violation Report - The District Manager reviewed the latest architectural review and violation report for the Metro District, highlighting several violations related to trashcans, grills, and holiday décor.
- D. Project Updates
  - Monument Lighting Project –Director Liles discussed that the test bed has been completed, and the lights look great.
  - Mailbox Lighting Project – The manager confirmed that the sample solar light has been ordered however, Full Spectrum is waiting on delivery. Once the light is delivered it will be installed for the board to review. No further update at this point.
- E. Hilltop Park Vandalism – The manager reported that the bollard lights at Hilltop Park have been repeatedly damaged, with the latest repair revealing signs of intentional vandalism, such as being kicked over or used for target practice. Although an email was previously sent asking residents to monitor their children, the issue persists. Full Spectrum will explore alternative lighting options. The board is also considering installing cameras, implementing security patrols, adding signage, and sending a letter to the community outlining the repair costs.

## **VIII. CONSENT AGENDA**

Upon motion made by Director Monahan, seconded by Director Johnston upon vote, unanimously carried, the Board approved the consent agenda items as follows:

- A. Approve April 15th, Regular Meeting Minutes
- B. Approve and Ratify Payment of Claims in the amount of \$126,662.26.

## **IX. COMMITTEE REPORTS**

- A. Landscape Committee
  - Discussed the flower and irrigation projects have been completed. They would really like to focus on weed control this season. The committee has noted the dead shrubs at the entrances; they will work with LandTech to present the board with a bid in the future. The board requested this to be a phased plan; Director Liles will work with LandTech to put a plan together.
- B. Architectural / Design Review
  - Discussed that the Designer had previously resigned from their seat. Clint will present a few options for the committee/board to review for future plans and review.

C. Social Committee

- The board voted to host a Meet & Greet with the new board. This will be hosted at Blackstone Country Club, hopefully on the patio from 6-8pm. The board has approved the manager to spend between \$3000 - \$5000 for this event. With a motion by Director Morgan, a second by Director Liles, upon vote, all in favor.
- It was discussed that the Summer Kick off has been cancelled.
- It was discussed that the 4<sup>th</sup> of July event was still underway. Additional information will be emailed to the community once available.

D. Technology Committee

- The Board has formally announced that a Technology committee to be Chaired by Director Jones. With a motion by Director Johnston, a second by Director Monahan, upon vote all in favor. The committee is looking for additional volunteers.

**X. LEGAL ITEMS**

- Following the recent election, Director Morgan joins the board as a new member, alongside returning Directors Jones, Johnston, and Liles. Seat assignments were confirmed as follows: Director Monahan was elected President (3 in favor, 1 abstained, 1 no vote), Director Johnston will remain Treasurer, and Director Liles will continue as Secretary (both approved unanimously). Director Morgan was elected Vice President (3 in favor, 1 no vote, 1 abstained), and Director Jones will serve as Assistant Secretary (approved unanimously)

**XI. DIRECTOR'S ITEMS**

- A. Brightstar Amendment – Director Johnston discussed working with Laura Reese at Brightstar to come to a compromise on the Courtesy Notice Fee previously charged by Brightstar. The discussion resulted in agreeing to amend the agreement to include an increase of \$300 a month bringing the monthly fee to \$4900 per month.
- B. Director Liles motions to engage legal counsel to advise the board on Districts rights under the declaration. With a second by Director Johnston, upon vote all were in favor. Clint will schedule an executive session for the board to meet with legal counsel.
- C. Clint discussed hosting a working session for the board directors to discuss projects, plans, and the recent community improvement survey. Once this is scheduled, notice will be posted accordingly.
- D. Clint discussed his firm offers Board member orientations for new and existing board members as a training tool. The board confirmed they would be interested in attending this workshop. Clint will put together the orientation.
- E. Appointment of Board Member to SARIA, Director Johnston motions to leave Director Jones as appointed member, Director Monahan seconded, upon vote all were in favor.

**XII. EXECUTIVE SESSION**

- A. It was noted that Clint will put together the notice and agenda for the executive session. Notice will be posted accordingly.

**XIII. PUBLIC COMMENT**

- a) A homeowner discussed being invited to the executive session, Clint explained that this would not be open to the public as it relates to Attorney Client Privilege.

**XIV. ADJOURNMENT**

- A. Upon motion made by Director Johnston, seconded by Director Monahan, upon vote, unanimously carried, the Board adjourned the meeting at 8:06 pm. on May 20<sup>th</sup>, at 6pm.

Minutes approved: \_\_\_\_\_ Date: \_\_\_\_\_