

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BLACKSTONE METROPOLITAN DISTRICT**

HELD TUESDAY, MAY 19th, 2026 AT 6:00 P.M.

*Blackstone Country Club
7777 Country Club Pkwy.
Aurora, CO 80016*

The regular meeting of the Board of Directors of Blackstone Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Lisa Monahan, President
Kathy Morgan, Vice President
Brent Johnston, Treasurer
Martin Liles, Secretary

One seat on the Board is currently vacant.

Also present were Clint C. Waldron, Esq. and Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgoon, CliftonLarsonAllen, LLP, District Accountant; Lucas Nishimoto, Brightstar District Management, District Manager; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:00PM.

Conflict of Interest Disclosures

Mr. Nishimoto reported that disclosures for those directors that provided WBA, PC, 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.

Confirmation of Posting of Meeting Notice

Mr. Nishimoto confirmed the meeting notice was posted by Brightstar District Management, as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Director Monahan proposed moving the Social Committee portion of the agenda to before Public Comment. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Liles, the Board unanimously approved the agenda as amended.

Committee Reports

Social Committee – Committee members discussed the upcoming July 4th planned event covering restroom rentals, vendors hired for activities, and food truck accommodations. The committee also discussed costs relating to marketing flyers and suggested deploying these door-to-door to bolster attendance. Mr. Nishimoto was advised that water hookups for the restrooms would need to be arranged as well as electric being activated in the gazebo. Director Liles motioned to approve a 20% contingency overage in costs for this event which was seconded by Director Monahan. The Board unanimously approved this measure.

Public Comment

A homeowner discussed a recent charge to their account for an architectural review. Mr. Nishimoto advised he would correct the issue discussed.

Financial Matters

Unaudited Financial Statements for the Period Ending April 30th, 2026 – Mr. Bourgouin reviewed the unaudited financial statements for the period ending April 30th, 2026 with the Board.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of May 19th, 2026, there were twelve (12) architectural requests and twenty-five (25) active violations. The Connexion Group has completed four (4) architectural requests. Director Liles advised Mr. Nishimoto that the number of violations was low compared to the need for enforcement which will be addressed with Brightstar's compliance team.

Fencing Project Update – Mr. Nishimoto discussed the original proposal submitted by Masterful Construction for \$689,000 covering S Monaghan Road and E County Line Road. The Board requested an RFP be formed for proposal gathering on this project. Linear feet of the total project needs to be established prior to this. Mr. Waldron stated that there are two parts to this work, first the stone columns need to be mapped and any outstanding repairs should be identified. Second, the metal fencing will need to be repaired or replaced at some point.

Canyon Park Equipment Replacement Update – Mr. Nishimoto discussed current vendors that have been contacted to replace the entire setup of this park.

Mailbox Lighting Update – Mr. Nishimoto discussed the prior history of this project after being advised by Full Spectrum Lighting that the permitting and right of way is still in question. The Board advised that this is necessary and that a proposal including these potential costs would be needed.

Landscaping Report – Mr. Nishimoto discussed EDI’s current schedule of daily operations which began May 14th, 2026, in addition to a mainline repair completed on County Line and Waterloo. He then discussed a power issue with four controllers in the community that has since been fixed. Mr. Nishimoto then moved on to cover SavATree’s efforts in the community including waterings pushed due to recent weather events and passing along that the Board would need to decide soon if they want to plant any trees this year. The Board advised this is to be tabled and that they would like a proposal from EDI to take over tree care and arborist duties. The Board then asked if dog stations can be repainted which Mr. Nishimoto will look into.

Republic Services Contract Update Proposal – Mr. Nishimoto discussed a recent proposal update that would price extra trash or recycling cans for homes at \$48 each per can requested and include one cleanup day per year with six 30-yard roll off dumpsters for the community. Director Liles motioned to approve this proposal for a 3-year maximum term with no more than 3% increase in pricing for years 2 and 3 which was seconded by Director Johnston. The Board unanimously approved the proposal with these new stipulations.

Discussion regarding upcoming May 27th, 2026, Special Meeting to interview Patrol Service Providers – Mr. Nishimoto discussed this meeting would be virtual and held with representatives from Front Range Patrol, Metropolitan District Public Safety Group, and Citadel Security Group.

Consent Agenda

Mr. Waldron reviewed the items on the consent agenda with the Board. Upon a motion duly made by Director Morgan and seconded by Director Monahan, the following items on the consent agenda were unanimously approved, ratified, and adopted:

1. Approval February 17th, 2026, Regular Meeting Minutes;
2. Approval February 25th, 2026, Special Meeting Minutes;
3. Approval April 21st, 2025, Regular Meeting Minutes;
4. Approval and Ratification of Claims paid from April 17th, 2026 through May 11th, 2026 in the amount of \$289,992.04;
5. Ratification of Independent Contractor Agreement with Environmental Designs, Inc., for Detention Pond Maintenance Services;
6. Ratification of Work Order No. 1 with Environmental Designs Inc., for Turf Enhancement;
7. Ratification of Work Order No. 1 with Environmental Designs Inc., for Meter Reading.

Committee Reports

Landscape Committee – Director Liles discussed working with EDI with proposals to be sent to Mr. Nishimoto as a result shortly as well as possibly introducing a second contact for tree care and arborist service for the district. Mr. Waldron discussed the need for the district to adopt

preapproved xericaping options for owners to utilize to remain in compliance with the City of Aurora. The Board will work on getting designs in place for the next meeting in June. Mr. Nishimoto informed the Board that permitting is now being pursued for the district's monument sign.

Architectural/Design Review – Director Monahan discussed a new paint scheme that has been designed for use in the community. The new scheme, designated scheme 20, was motioned for approval by Director Liles and seconded by Director Morgan. The Board unanimously approved the new color scheme. The Board discussed a time to cure for painting violations from the district. Director Monahan motioned to approve allowing 90 days from the time of violation to paint the home which was seconded by Director Morgan. The measure was unanimously approved. Director Monahan requested Mr. Nishimoto obtain other proposals from law firms for covenant enforcement and collections.

Technology Committee – Director Morgan requested Mr. Nishimoto obtain an Owl for hybrid meetings to better accommodate the option.

Legal Matters

Discuss and Consider Park Pavilion Rental Policy - Mr. Waldron reviewed the draft Park Pavillion Rental Policy. The Board discussed occupancy limits, pricing, and inspection procedures. Director Monahan motioned to approve the Park Pavilion Rental Policy subject to revision to include the following: 1) a \$0 resident/\$75 non-resident rental fee with \$250 security deposit for residents and a \$500 security deposit for non-residents; 2) a requirement that deposits be received no later than 14 days before the event; and 3) 7 day notice requirement for refunds in the event of cancellation, which was seconded by Director Johnston. The Board unanimously approved the Park Pavilion Rental Policy with these changes and approved a July 1st, 2026 start date for rentals.

Other Legal Matters – The Board requested that WBA draft a sports use agreement for parks in the district.

Director's Items

Consider Appointment of New Board Member – Leslie Fangman and Melanie Torno presented their reasons for wanting to join the Board of Directors for a seat that expires in May 2027. After presentations concluded, Director Monahan motioned to appoint Ms. Torno to the Board of Directors which was seconded by Director Morgan. Ms. Torno's appointment was unanimously approved. Director Liles officially resigned from the Board of Directors and was thanked by all in attendance for his efforts. Mr. Nishimoto will send out a letter of interest to the district to fill Director Liles' seat. Brian Drees was confirmed to the landscaping committee through a motion from Director Monahan seconded by Director Morgan before being unanimously approved.

Discuss Project at Hilltop Park – Craig Karn with THK Associates, Inc., presented two design concepts for pavilions in Hilltop Park. The Board requested proposals for soil sampling in this location prior to anything further being decided on.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan and seconded by Director Johnston, the Board unanimously adjourned the meeting at 8:38PM.

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

Kathleen Morgan

[Kathleen Morgan \(Jun 18, 2026 17:56:17 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved on the 16th day of June, 2026.