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

HELD TUESDAY, JUNE 16th, 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
Melanie Torno, Board Member

One seat on the Board is currently vacant. Brent Johnston was not present at the meeting and his absence was marked unexcused.

Also present were Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, 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. Nishimoto 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. Ms. Fuller advised tabling presentations of proposals from collections law firms and discuss and consider field rental policy and application from the agenda. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously approved the agenda as amended.

Committee Reports

Social Committee – The committee discussed final preparations for the upcoming July 4th event. Director Morgan confirmed EDI had located a utility water source for vendors and electrical in the gazebo. The committee discussed bathroom logistics and requested $300 for dumpster rental and additional funds bringing in water for the bathrooms as needed. Director Monahan motioned to approve the dumpster rental and outside water to be subject to Director Morgan's final approval which was seconded by Director Morgan. The motion was unanimously accepted. The committee also discussed the 09/19/2026 Oktoberfest event with the country club.

Public Comment

A resident raised a concern regarding heavy equipment being parked on neighborhood streets and requested that the developer be notified to cease that practice.

A resident raised questions regarding the architectural review process and third-party design review, noting confusion about the current process and requesting clarification.

A resident addressed the Board on several matters, including board transparency, communication with residents, and board appointments. This resident also submitted a CORA request at this time.

Financial Matters

Unaudited Financial Statements for the Period Ending May 31st, 2026 – Mr. Bourgouin reviewed the unaudited financial statements for the period ending May 31st, 2026 with the Board.

Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget – Mr. Bourgouin presented the proposed budget amendment and corresponding resolution. Director Torno motioned to open a public hearing on this matter which was seconded by Director Morgan before being unanimously approved. After no public comment on the proposed budget amendment and corresponding resolution, Director Monahan motioned to close the public hearing which was seconded by Director Torno before being unanimously approved. Director Monahan motioned to approve the 2025 Budget Amendment and Resolution to Amend the 2025 Budget which was seconded by Director Morgan before being unanimously approved.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of June 16th, 2026, there were fifteen (15) architectural requests and one hundred one (101) active violations.

EDI ET Irrigation Update Proposal – Mr. Crick from Environmental Designs, Inc. (EDI) reviewed the proposal containing two options for the existing irrigation system controllers. The Board tabled deciding on this proposal until the pending proposals from other vendors can be reviewed. Mr. Crick offered to analyze these proposals as they come in.

Mailbox Lighting Update – Mr. Nishimoto informed the Board that Radiant Lighting will be conducting a night audit of mailbox lighting needs on 06/18/2026 prior to providing a proposal. FSL has made contact with estimates on engineering for the job as well. Mr. Nishimoto will conduct a night drive to audit Radiant Lighting's proposal.

Landscaping Report – Mr. Crick reviewed their current efforts in the community including a water break in Country Club Park, upcoming weed treatments, proposals submitted for high visual areas, and the presence of tree wraps still up. Director Morgan motioned to have EDI remove the tree wraps at time and material billing which was seconded by Director Monahan before being unanimously accepted. Mr. Masnata from EDI's Monarch arbor care discussed a full inventory of the trees in Blackstone he conducted along with proposals for taking over tree care. The Board asked Mr. Nishimoto to send this proposal for arbor care to them. Director Monahan motioned to send a 30-day cancellation notice to SavATree which was seconded by Director Morgan before being unanimously approved. Mr. Nishimoto discussed another EDI proposal for clearing out and improving landscaping along Vandriver Way. Director Morgan motioned to accept this proposal pending Director Torno's final approval which was seconded by Director Monahan. Lastly, Mr. Nishimoto informed the Board that a vendor had submitted a proposal for $1,800 to repaint 17 dog stations and completely replace 2 of them. Director Morgan motioned to approve this which was seconded by Director Monahan prior to being unanimously approved. The Board also asked EDI to conduct a dog station audit should there be any others in need of repair or replacement.

Fencing Project RFP Update – Mr. Nishimoto discussed findings from a recent community fencing audit walk he conducted including the 5,300 linear feet of fencing previously sent out for bid. He concluded there were few repairs needed and will obtain proposals for these areas. The Board discussed a recent proposal for soil sampling from Ground Engineering which Director Morgan motioned to accept. This was seconded by Director Monahan prior to being unanimously approved.

Board Member Emails – Mr. Nishimoto proposed setting the Board up with Google Workspace emails with domain names for the district. Director Morgan motioned to accept this which was seconded by Director Torno before being unanimously approved.

Presentation of Crime Statistics within the community and in surrounding communities – Mr. Nishimoto informed the Board that there are low numbers of crimes reported in and around the District and the area has seen a substantial decrease in overall crime since 2021.

Consent Agenda

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

1. Approval May 6th, 2026, Special Meeting Minutes;
2. Approval May 19th, 2026, Regular Meeting Minutes;
3. Approval May 27th, 2026, Special Meeting Minutes;
4. Approval and Ratification of Claims paid from April 17th, 2026 through May 11th, 2026 in the amount of $289,992.04.

Committee Reports

Landscape Committee – The committee reviewed several proposals received from EDI after a recent site walk for beautification around several entrance and high visual areas. The committee also plans to follow up with Aurora Water for pre-approved xeriscaping designs for homeowners. Ms. Fuller explained that the district is currently still out of compliance without these designs and cannot refuse architectural requests for xeriscaping as a result. Lastly, the committee discussed the architectural landscape proposal for the monument project. The Board asked that EDI be given the storage unit information to be able to set up and store holiday décor as it comes up.

Technology Committee – Director Morgan discussed recent website updates for the district and proposed that service for the site is amplified for an additional $1,000 annually. Director Monahan motioned to approve this which was seconded by Director Torno.

Legal Matters

Update Regarding District Mineral Rights – Ms. Fuller provided an update on the mineral rights lease stating that no regulatory permits or approvals has been obtained in the District's section. discussed the district's mineral rights stating there was no indication planning was in motion. She advised that the Board could revisit this towards the end of the year when the lease expires.

Director's Items

Consider Security Proposals from May 27th, 2026 Special Meeting – The Board discussed the security patrol proposals that were presented during the May 27, 2026 special meeting. Director Morgan added that Blackstone Country Club would be covering 30% of any proposal accepted by the district for this endeavor to include the country club in the patrols. Director Monahan motioned to approve Citadel Group, Inc.'s proposal for three (3) nightly patrols which was seconded by Director Morgan before being unanimously approved.

Consider Appointment of New Board Member – Director Monahan discussed the most recent interview process for prospective candidates before motioning to appoint April Fallon Wertheimer to the Board of Directors which was seconded by Director Morgan. The appointment was unanimously approved.

Consider Canyon Park Equipment Replacement Proposals – Mr. Nishimoto reviewed proposals recently received for this project. Director Torno asked about budgeting for this project which Mr. Bourgouin explained was funded by monies set aside for capital expenditures. Director Morgan motioned to accept the proposal provided by Recreation Plus which was seconded by Director Monahan before being unanimously approved.

Other Business

Director Monahan discussed potential playground issues relating to the installation of the new park equipment.

Public Comment

A homeowner asked about the Smokey Hill entrance to the community after the recent development is done being constructed.

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 Morgan, the Board unanimously adjourned the meeting at 7:52PM.

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

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Secretary for the Meeting

The foregoing minutes were approved on the 21st day of July, 2026.