

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

HELD WEDNESDAY, MAY 27, 2026 AT 6:00PM

VIA TELECONFERENCE

The special 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
Melanie Torno, Board Member

One seat on the Board is currently vacant.

Also present were Darah D. Fuller, Esq., WBA, PC, Attorney at Law, District General Counsel; 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 6:02PM.

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.

Approval of Agenda

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

Guest Presentations

Front Range Patrol – Alan Wells, Field Operations Manager for Front Range Patrol (FRP), was in attendance to review the proposal submitted on behalf of his company for security patrols covering the district and the Blackstone Country Club clubhouse area. Mr. Wells discussed the company's history, free dispatch for additional calls, officer training under FRP's tutelage, and maintaining security credentials and certifications. Mr. Wells also discussed equipment used by FRP personnel while on duty including body cameras, GPS-tracked radios, and operations tracked remotely by a computer-aided dispatch (CAD) system. Director Johnston asked Mr. Wells about what FRP's patrols will entail which Mr. Wells answered by covering their methodology and experience in metropolitan districts.

Metropolitan District Public Safety Group – Andrew Carroll, Owner of Metropolitan District Public Safety Group (MDPSG), was in attendance to review the proposal submitted on behalf of his company for security patrols covering the district and the Blackstone Country Club clubhouse area. Mr. Carroll discussed the company's history and added they work exclusively with metropolitan districts including nearby South Shore. Director Johnston asked about planning for afterhours incidents for community parks in the district. Mr. Carroll discussed analyzation of reports of the area from Aurora Police Department and that all clients of MDPSG are within 4 miles of each other allowing for seamless patrols and response. Director Monahan asked about the frequency of patrols in MDPSG's proposal for the district. Mr. Carroll said these would be on a continuous loop dependent on call volume and weather. Director Monahan asked if MDPSG would maintain contact with residents in the district. Mr. Carroll answered this would be a constant presence wherein their officers would be in near constant contact.

Citadel Security Group – Kai-Syliece Harris, Business Development Manager for Citadel Security Group (CSG), was in attendance to review the proposal submitted on behalf of his company for security patrols covering the district and the Blackstone Country Club clubhouse area. Ms. Harris discussed the company's scale and scope of coverage with 150 clients ranging in small to national in size. She added that CSG's approach is highly client-focused that facilitates direct contact with personnel. Ms. Harris went on to explain their methodology including branded vehicles and uniforms, community educational handouts, and a large support center in Northern Colorado. Director Johnston asked about their location and nearby clients. Ms. Harris answered they have clients spanning the entire Denver area as well as the Front Range with a nearby office in Northfield. Territories serviced by CSG are separated into districts to allow service calls to be properly dispatched as needed.

Board Discussion

Discussion Regarding Presentations and Q&A Period – Director Monahan commented that this is a fact-finding process to determine needs, if any, for security in the community. She also added that the financial part of this potential addition of service would have a 30% coverage from the Blackstone Country Club to aid in payment. Director Morgan commented that the district had historically chosen vendors based on price and that she was in favor of CSG.

General Safety and Security Discussion – The Board of Directors asked Mr. Nishimoto to obtain crime statistics from Aurora Police Department online resources for the upcoming June regular meeting. Director Monahan added that this began due to the replacement and cleaning costs of common areas amenities damaged by vandalism.

Public Comment

Members of the public addressed the Board. Topics raised included a jurisdiction of security companies if hired by the district, legalities of carrying firearms if hired, and if hiring a security patrol service would increase costs for owners.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan, seconded by Director Morgan, and unanimously carried, the Board determined to adjourn the meeting at 7:02PM.

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

Kathy Morgan
Kathy Morgan (Jun 22, 2026 19:41:11 MDT)

Secretary for the Meeting

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