# BLACKSTONE METROPOLITAN DISTRICT

www.blackstonemetro.org

NOTICE OF SPECIAL MEETING AND AGENDA

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| Lisa Monahan, President | Term to May 2027 |
| Kathy Morgan, Vice President | Term to May 2029 |
| Brent Johnston, Treasurer | Term to May 2029 |
| Melanie Torno, Assistant Secretary | Term to May 2027 |
| April Wertheimer, Secretary | Term to May 2029 |

DATE: Tuesday, November 17, 2026
Time: 6:00 P.M.
Location: Blackstone Country Club
7777 S. Country Club Parkway
Auora, CO 80016

I. CALL TO ORDER

II. DECLARATION OF QUORUM / CONFLICTS OF INTEREST DISCLOSURES

III. APPROVAL OF AGENDA

IV. SPECIAL COUNSEL UPDATES
   a. Discuss collection and covenant enforcement processes
   b. Discuss proposed Amended and Restated Residential Improvement Guidelines for All Lots and consider approval of Amended and Restated Residential Improvement Guidelines for All Lots **(Distributed under Separate Cover)**

V. CONSENT AGENDA – The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the Consent Agenda to the Regular Agenda by any Board Member. Items on the Consent Agenda are then voted on by a single motion, seconded, and votes by the Board.
   a. Approve Special Meeting Minutes from October 19, 2026, Meeting **(Enclosure)**
   b. Approve Special Meeting Minutes from October 20, 2026, Meeting **(Enclosure)**
   c. Approve Agency Services Fee with Highstreet Insurance & Financial Services **(To be Distributed)**
   d. Approve Renewal of Special District Action of Colorado Membership for 2027 **(To be Distributed)**
   e. Ratification of Costs to Repair Flock License Plate Reader Damaged and Camera Protection Plan **(Enclosure)**
   f. Approve Landscape Enhancement Agreement with EDI – Remediation of Washed-out Area along County Line **(Enclosure)**
   g. Approve Tree Wrap Proposal with EDI **(Enclosure)**
   h. Approve Park Planting Proposal with EDIT **(Enclosure)**

VI. COMMITTEE REPORTS

a. Social Committee
b. Landscape Committee
    i. Discuss new landscaping around new monument
    ii. Kathy to Discuss proposed park signage **(Enclosure)**
    iii. Consider approval of SLC Proposals for Mulch & Perennials **(Enclosures)**
c. Architectural / Design Review
d. Technology Committee

VII. LANDSCAPING UPDATE
a. Landscaping Maintenance Update by Environmental Designs

VIII. PRESENTATION ON AI / BOTS – AARON JONES

IX. PUBLIC COMMENT – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss / debate these items, nor will the Board make any decisions on items presented during this time, rather than the items for follow-up.

X. FINANCIAL MATTERS
a. Review of unaudited financial statements for the period ending October 31, 2026 **(Enclosure)**
b. Conduct Public Hearing on 2026 Budget Amendment
    i. Consider Adoption of Resolution Amending 2026 Budget **(Enclosure)**
c. Conduct Public Hearing on 2027 Budget
    i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2027 Calendar Year **(Enclosure)**
d. Discuss Cash Access Memo
e. Consider approval of CLA Auditor Engagement Letter for 2026 Audit at a cost of $7,400 & Discuss Audit ELS **(Enclosure)**

XI. MANAGEMENT UPDATES
a. District ARC / Violation Report
b. Mailboxes Update
    i. Mailbox Lighting
    ii. Painting of Mailboxes
c. Canyon Park Playground Installation and Repairs Update
d. Monument Sign Update
e. Consider approval of proposals for Quarterly Playground Inspections **(To be Distributed)**
f. Flock License Plate Reader Repair Update
g. Consider approval of proposals for 2027 Fees from Citadel Security USA **(Enclosure)**
h. Confirmation of District's Storage Lockers Updated Information

XII. LEGAL MATTERS
a. Consider approval of Second Amended and Restated Resolution Adopting a Credit Card Policy **(Enclosure)**
b. Discuss Property Insurance Inspection with District's Broker **(Enclosure)**
c. Discuss and review Proposal for Renewal of General Liability Schedule and Limits

and Property Schedule and consider Approval and Authorization to Bind Coverage **(To be Distributed)**

d. Discuss Pond Maintenance and review Updated Report from IDES and Consider Proposals for Pond Maintenance **(Enclosure)**
e. Consider Proposals for Pond Maintenance **(Enclosure)**

XIII. DIRECTORS' ITEMS

XIV. OTHER BUSINESS

XV. ADJOURNMENT