

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
April 15th, 2025

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Lisa Monahan, Marty Liles, and Brent Johnston. Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand (Landtech Contractors, LLC), Curtis Bourgoquin (CliftonLarsonAllen, LLP), Beau McMahon (Brightstar District Management), and members of the public. The meeting was called to order at 6:00 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 Monahan and seconded by Director Liles, the agenda was unanimously approved.

IV. LANDSCAPE MAINTENANCE REPORT

A. Mr. Zand reviewed the Landscape Maintenance Report from March and April. He stated that the crew is currently working on mulch beds and will continue through next week. Mr. Zand discussed that he is in the process of ordering the filter for the ponds. He previously discussed that the filters are pricey and should be addressed on a regular basis. Director Monahan asked Ben to provide information on when they were previously replaced. A formal bid, and an update on previous replacements will be provided to the board by the next meeting. The Board discussed creating a long-term capital improvement plan.

B. Work Orders/Proposals –

- Mr. Zand presented the board with a bid for Planter Pots, and a bid for repairs to the drainage grate at Hilltop Park. The Board asked for pricing on alternative pot sizes. Upon a motion made by Director Deeds and seconded by Director Liles, the proposal for the chase drain at Hilltop Park in the was unanimously approved.
- Flower Install Maps – Mr. Zand provided the board with a map of the plants to be installed this season.
- Irrigation Mapping – Mr. Zand provided the board with a map of the irrigation system.

C. **Water Tracking Discussion** – Mr. Zand discussed that he is working on this report however, the irrigation system hasn’t been started for the season.

D. **Tree Loss Report** – Mr. Zand confirmed that the District still has warranty trees to be replaced this season. Mr. Zand confirmed that he would work with SavATree on best

locations and practices.

Other Matters – It was discussed that Mr. Zand recently helped with dropping off Metro District Equipment in the storage unit. The Board asked Mr. Zand to provide an updated inventory list of items in the storage unit. They have also asked that anytime items are removed and returned, that a picture is taken and sent to the District Manager.

V. PUBLIC COMMENT

- A. Retention pond discussion, it was discussed that homeowners were unaware the some of the retention ponds were the Metro District's to maintain. Attorney Waldron confirmed that they are the Metro Districts.
- B. Several homeowners discussed the mandatory membership requirement for Blackstone Country Club.

VI. FINANCIAL REPORT

- A. Curtis reviewed the unaudited financial statements from March 2025. Upon motion duly made and seconded, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP.

VII. MANAGEMENT REPORT

- A. Monthly Manger Report – The manager reviewed the March and April management reports. The reports reflected all the items the manager worked on over the month of March and the beginning half of April. This will be a new report forwarded to the board on a monthly basis.
- B. 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.
- C. Project Updates
 - Entrance Signs – The District manager stated this project was completed however, after speaking with Director Deeds, he would like to see about having solar lights installed. The manager stated that he was working with Full Spectrum lighting to have this achieved.
 - Monument Lighting Project –The manager discussed that a few board members were to review several neighboring areas that had recently been updated by Full Spectrum. It was determined there is not currently an update on this project as Full Spectrum has been working with Singing Hills to have damaged items addressed at the monuments.
 - Mailbox Lighting Project – The Board reviewed the updated proposal from Full Spectrum for the installation of solar lighting at the mailbox areas. The revised bid included more cost-effective pole and lighting options. While the Board was pleased with the improved pricing, they would like to see a single light installed as a sample before making a final decision. Management will coordinate with Full Spectrum to arrange the installation of one test light.
- D. Community Improvement Survey –The manager discussed the results of the Community Improvement Survey that was recently completed by the neighborhood. The Board was impressed by the number of responses and would like to have the survey uploaded to the Blackstone website. The manager will have this completed.
- E. Community Violation letter – The Board discussed the manager's recommendation to send a community-wide communication encouraging homeowners to submit Architectural Requests for painting and other exterior improvements, as this is an ideal time of year to begin such projects. The Board approved moving forward with the communication. Additionally, it was noted that Director Johnston will be scheduling a final meeting with Laura Reese of Brightstar to reach a mutual agreement on a fair adjustment to the existing contract between Blackstone Metro District and Brightstar.

VIII. CONSENT AGENDA

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

- A. Approve February 18th, Regular Meeting Minutes
- B. Approve and Ratify Payment of Claims in the amount of \$278,429.15.

IX. COMMITTEE REPORTS

A. Landscape Committee

- Water Wise Presentation – It was discussed that there was a great turn out for the City of Aurora’s Water Wise Presentation. They discussed incentives and rebates that the Metro District and homeowners could take advantage of. It was discussed that as soon as the PDF version of the presentation is received, it will be posted to the Blackstone website for reference. It was discussed that the major cause of water waste is the flange in the toilet.

B. Architectural / Design Review

- No Updates Currently.

C. Social Committee

- Director Deeds announced that the first event of the season, SpringFest, is scheduled for April 26. He also shared that a few new members have recently joined the Social Committee. Additionally, the committee will be organizing a baby supply drive, inviting community members to donate new items to support expecting mothers. Further details will be shared and posted on the Blackstone website.
- The Board discussed the proposed allocation of \$60,000 for the Social Committee’s 2025 event budget, with the understanding that all expenditures will be documented and supported by receipts. Director Johnston made a motion to approve the allocation, which was seconded by Director Monahan. The motion passed unanimously, authorizing the Social Committee to spend up to \$60,000 on community events in 2025.

D. Technology Committee

- Three residents volunteered to assist with the setting up of Zoom equipment for future meetings. The Board approved the appointment of Candice Johnson, Ted Sisen, and Nick Kirkman to the Technology Committee. The manager will send a welcome email to each new member. Additionally, the Board would like to inquire if one of the volunteers has access to a truck that could be used to transport the TV and equipment from the Metro District’s storage unit.

X. LEGAL ITEMS

A. Update on May 6th Election – Attorney Waldron discussed that ballot have been mailed out. Drop-off locations will be shared as soon as they have been confirmed.

- It was confirmed that Attorney Waldron’s office counts the votes with two members of the community serving on the canvass board.

B. Regulations 29 regarding handheld equipment – It was discussed that contractors will be required to use certain battery operated equipment when working within the District. Mr. Zand has confirmed that he will comply with these requirements.

C. Waiver of late fees – It was clarified that the District Manager has the authority to waive soft costs, such as late fees and interest. However, any request to waive hard costs—such as legal or collection fees—must be reviewed and approved by the Board.

XI. DIRECTOR’S ITEMS

A. Sponsorship Discussion – It was discussed that the Metro District would be looking for sponsorships from vendors for future events. This item has been tabled currently.

- B. Social Membership Requirements – The Board discussed the engagement of special counsel to advise the Board on its rights under the Declaration. Upon a motion made by Director Deeds and seconded by Director Monahan, the Board authorized Clint to engage special counsel.
- C. Social Media Posting Discussion – It was discussed that posts of social media websites other than the Blackstone website aren't official Metro District

XII. PUBLIC COMMENT

- a) It was discussed that the website needs work. The manager stated that he is working on having the candidate bios recently posted for the May 6th election however, the Social Committee bios is something that streamline is working on. A ticket was created with a streamline and these matters will be addressed accordingly.

XIII. ADJOURNMENT

- A. Upon motion made by Director Johnston, seconded by Director Deeds, upon vote, unanimously carried, the Board adjourned the meeting at 8:15 pm. Due to Spring Break the board has cancelled the March meeting. The next meeting will be on May 20th, at 6pm.

Minutes approved:  _____ Date: 08/15/25

BSM - Meeting Minutes 04/2025

Final Audit Report

2025-08-15

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