

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTOR

OF

BLACKSTONE METROPOLITAN DISTRICT

Held: Tuesday, June 24th, 2025 at 6:00 p.m. via teleconference.

Attendance

The special meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Lisa Monahan
Kathleen Morgan
Aaron Jones

Directors Liles and Johnston were absent.

Also present were: Clint C. Waldron, Esq., and Darah D. Fuller, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; and Katie McDermott and Mark Champoux, Davis Graham, special counsel to the District.

Agenda Review/ Updates or Approval

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Executive Session

Executive Session of the Board of Directors pursuant to Section 24-6-402(4)(b), C.R.S., conference with an attorney for the District for the purpose of receiving legal advice related to the District's rights and obligations under the Protective Covenants for

Upon motion of Director Monahan, seconded by Director Morgan, and upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 6:14 p.m. for the purpose of receiving legal advice pursuant to §24-6-402(4)(b), C.R.S. and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S, related to the District's rights and obligations under the Protective Covenants for Blackstone and Mandatory Resident Social Memberships.

Blackstone and Mandatory Resident Social Memberships, and Section 24-6-402(4)(e), C.R.S., for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding the District's rights and obligations under the Protective Covenants for Blackstone and Mandatory Resident Social Memberships.

Other Business

Discussion and action regarding the District's rights and obligations under the Protective Covenants for Blackstone and Mandatory Resident Social Memberships

Adjournment

Pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S., no record was kept of the portion of the executive session that, in the opinion of the District's special counsel, constitutes privileged attorney-client communication pursuant to § 24-6-402(4)(b), C.R.S.

Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

The Boards reconvened in regular session at 7:19 p.m.

The Board engaged in general discussion regarding the District's rights and obligations under the Protective Covenants for Blackstone and Mandatory Resident Social Memberships.

There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting.

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



Secretary for the Meeting

The foregoing minutes were approved on the 14 day of August, 2025.

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as special counsel to Blackstone Metropolitan District, I attended the executive session meeting for Blackstone Metropolitan District convened at 6:14 p.m. on June 24th, 2025 for the purpose of discussing legal advice related to the District's rights and obligations under the Protective Covenants for Blackstone and Mandatory Resident Social Memberships as authorized by Section 24-6-402(4)(b), C.R.S. and for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding the District's rights and obligations under the Protective Covenants for Blackstone and Mandatory Resident Social Memberships as authorized by Section 24-6-402(4)(e), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.

Mark Champoux, Esq.

2024-06-24 Executive Session Minutes

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Beau McMahon (bmcmahon@brightstarcolorado.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXxYc8LT4aBDbx7T_n4fYtCERXyzPBKpi

"2024-06-24 Executive Session Minutes" History

-  Document created by Beau McMahon (bmcmahon@brightstarcolorado.com)
2025-08-15 - 3:53:39 PM GMT
-  Document emailed to Brent Johnston (brent.w.johnston71@gmail.com) for signature
2025-08-15 - 3:53:42 PM GMT
-  Email viewed by Brent Johnston (brent.w.johnston71@gmail.com)
2025-08-15 - 4:57:33 PM GMT
-  Document e-signed by Brent Johnston (brent.w.johnston71@gmail.com)
Signature Date: 2025-08-15 - 4:59:21 PM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 4:59:21 PM GMT