

BLACKSTONE METROPOLITAN DISTRICT

www.blackstonemetro.org

NOTICE OF SPECIAL MEETING AND AGENDA

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: October 20, 2026 (Tuesday)
TIME: 6:00 P.M.
LOCATION: Blackstone Country Club
7777 S Country Club Parkway
Aurora, Colorado 80016

I. CALL TO ORDER AND DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

II. CONFIRM POSTING OF MEETING NOTICE AND APPROVE AGENDA

III. STATEMENT OF CONDUCT OF MEETINGS

IV. SOCIAL COMMITTEE UPDATE

V. LANDSCAPING UPDATE

- a. Landscape Maintenance Report **(Enclosure)**
- b. Consider Approval of Proposals from Environmental Designs, LLC (EDI)
 - i. Landscaping Proposal from April 1st, 2027 to March 30th, 2028 **(Enclosure)**
 - ii. Winter Watering Proposal **(Enclosure)**
 - iii. Fall Turf Proposal **(Enclosure)**
 - iv. Discuss Completion of Pond Repairs
 - v. Consider Proposal(s) for Holiday Lights and Repair/Replacements **(Enclosures)**
- c. Discuss New Landscaping New Monument
- d. Discuss Fencing Matters
- e. Discuss Park Signage

VI. 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.

VII. FINANCIAL MATTERS

- a. Review unaudited financial statements for the period ending September 30, 2026 **(Enclosure)**
- b. Consider Approval of Issuance of District Credit Card to Director
- c. Discuss Budget Workshop
- d. Discuss Operation Fee Billing Process

VIII. MANAGEMENT REPORT

- a. District ARC/Violation Report
- b. Mailbox Lighting Update
- c. Canyon Park Playground Installation Update
- d. Woodland Elementary Landscaping Update
- e. Monument Sign Update
- f. Consider Approval of Proposal from Stormwater Asset Protection (SWAP) for 2027 Stormwater Facility Observation, Reporting, Maintenance Contracting, and Oversight Services **(Enclosure)**
- g. Discuss Painting of Mailboxes and Confirm Color Selection
- h. Consider Approval of Reserve Study **(Enclosure)**
- i. Discuss Quarterly Playground Inspections

IX. 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, second, and vote by the Board.

- a. Approve September 22, 2026 Special Meeting Minutes **(Enclosure)**
- b. Approve and Ratify of Claims paid from September 18, 2026-October 14, 2026 in the amount of \$411,115.36 **(Enclosure)**

X. COMMITTEE REPORTS

- a. Landscape Committee
 - i. Review Xeriscaping Architectural Review Proposals, Recommendation to Board of Directors and Consider Approval of Proposal **(Enclosure)**
- b. Architectural/Design Review
- c. Technology Committee

XI. LEGAL MATTERS

- a. Consider Approval of 2027 Annual Administrative Resolution **(Enclosure)**
- b. Discuss 2026 Insurance Property Inspection **(Enclosure)**
- c. Consider Approval of Amended and Restated Public Records Request Policy **(Enclosure)**
- d. Consider Approval of Resolution Calling May 4, 2027 Director Election and Ratifying All Previous Actions **(Enclosure)**
- e. Discuss and Consider Approval of Amended and Restated Residential Improvement Guidelines for All Lots from Special Counsel **(Distribute Under Separate Cover)**
- f. Consider Approval of Notice to Electors Pursuant to Section 32-1-809,

C.R.S. **(Enclosure)**

- g. Consider Approval of WBA, P.C. Engagement Letter **(Enclosure)**

XII. DIRECTOR'S ITEMS

- a. Discuss Status of Neighborhood Asset Mapping Project
- b. Discuss Bucket/Toddler Swings at Hilltop Park
- c. Update from Director Wertheimer – SDA Conference Attendance

XIII. OTHER BUSINESS

XIV. ADJOURNMENT