

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BLACKSTONE METROPOLITAN DISTRICT  
HELD TUESDAY, FEBRUARY 17, 2026 AT 6:00 P.M. AT**

*Blackstone Country Club  
7777 Country Club Pkwy.  
Aurora, CO 80016*

The regular 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  
Marty Liles, Secretary

One seat on the Board is currently vacant.

Also present were Clint C. Waldron, Esq. and Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, LLP, District Accountant; Beau McMahon, 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.

**Confirmation of Posting of Meeting Notice**

Mr. McMahon confirmed the meeting notice was posted as required by law.

**Conflict of Interest Disclosures**

Mr. Waldron 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. Waldron 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 and seconded, the Board unanimously approved the agenda as presented.

### **Landscape Maintenance Interviews**

Environmental Designs, Inc. (EDI) – Mr. Parrish and Mr. Crick presented the EDI landscape maintenance proposal. The Board engaged in discussion regarding occurrence-based pricing, pruning practices, irrigation inspections, and EDI’s site documentation methods.

Keesen Landscape Maintenance – Mr. Dunda and Mr. Atkinson presented the Keesen landscape maintenance proposal. The Board engaged in discussion regarding a proposed daily not-to-exceed amount, asset mapping, snow removal terms, and Keesen’s offer to hold maintenance pricing for up to three years.

### **Public Comment**

Members of the public addressed the Board. Topics raised included the status of the pavilion project; vendor management and the use of contractual performance mechanisms; the status of the District’s reserve study; communication and transparency between management and the community, including the timing of the most recent community survey; a homeowner-submitted proposal for a playground and pavilion; the distinction between a metropolitan district and a homeowners association; and potential candidates to fill the current vacancy on the Board.

### **Financial Matters**

Financial Statements as of January 31, 2026 – Mr. Bourgouin presented the financial statements as of January 31, 2026 to the Board.

Other Financial Matters – None.

### **Management Report**

District ARC/Violation Report – Mr. McMahon reviewed the architectural and violation submittals with the Board.

Park Assessment/Repairs – Mr. McMahon reported that Rocky Mountain Playground has requested revisions to the contract. Mr. McMahon will request additional information and follow up with the Board.

Fencing/Column Repair – Mr. McMahon reviewed the proposal received and is preparing a map and photographs of the affected areas. Mr. McMahon is identifying an additional vendor to provide a competitive bid for the ironwork.

Landscaping Reports – Mr. McMahon reviewed the landscaper’s report. The SavATree report was received late and was not reviewed at the meeting.

## **Consent Agenda**

Mr. McMahon reviewed the items on the consent agenda with the Board. Mr. McMahon advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Minutes from the January 20, 2026 Regular Meeting;
- Minutes from the February 10, 2026 Special Meeting; and
- Claims paid from January 14, 2026 through February 11, 2026 in the amount of \$77,015.12.

## **Committee Reports**

All committee reports were tabled to the next meeting.

## **Legal Matters**

Other Legal Matters – None.

## **Director's Items**

Detention Pond Clean-up and Repairs – The Board engaged in discussion regarding the proposed scope of work and existing contracted services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for detention pond clean-up and repairs.

Plant/Tree Healthcare Bid – Mr. McMahon presented the plant and tree healthcare bid to the Board. Following discussion, the Board tabled award of the contract to the next meeting. Following further discussion, upon a motion duly made and seconded, the Board unanimously approved two additional winter waterings to occur in March and April.

Board Vacancy – Director Monahan discussed the current vacancy on the Board. Mr. Waldron will provide the director qualification forms to Mr. McMahon for distribution.

Appointment of Director to SARIA – Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Johnston as the District's representative to SARIA.

Waste Management Proposals – The Board engaged in discussion regarding proposals for waste management services from Republic Services, Aspen Waste, and 5280 Waste, including past performance issues with Republic Services involving missed pickups. No action was taken at this meeting.

Other Director's Items – None.

### **Other Business**

None.

### **Public Comment**

No additional public comment was offered.

### **Adjournment**

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting at 8:13 p.m.

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

*Martin Liles*  
Martin Liles (May 21, 2026 11:21:52 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 19th day of May, 2026.