

**Blackstone Metropolitan District**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**MINUTES**  
**February 18<sup>th</sup>, 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 Bourgouin (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 requested the following updates to the agenda: marking the GIS Mapping Project as tabled, adding Item F to the Management Report for the approval of up to \$3,000 per month for Full Spectrum lighting maintenance, removing the Social Committee Proposed Budget from Committee Reports, and removing discussions on the creation of a Communication Committee from Director Items. Upon a motion made by Director Deeds and seconded by Director Monahan, the amended agenda was unanimously approved.

**IV. LANDSCAPE MAINTENANCE REPORT**

- a. Mr. Zand reviewed the Landscape Maintenance Report from February and stated that due to snow on the ground he doesn’t have much to report. He stated that the crew is currently working on ornamental grasses, however, the weather is delaying this project slightly. Mr. Zand also stated that they will be applying Pre-Emergent in late March and early April.
  - a) **Work Orders/Proposals** – Mr. Zand did not currently have any work orders or proposals to present.
  - b) **Water Tracking Discussion** – Mr. Zand stated that he would be putting something similar together for Blackstone.
  - c) **Irrigation Tap and Zone Mapping** – Mr. Zand stated that he and his team will be putting together a detailed map of the entire irrigation system for the board.
  - d) **Arborist Discussion** – This was tabled until later in the meeting.
  - e) **Other landscaping matters** – It was discussed that now that the District has a larger storage unit, and all items have been moved to it. The agreement with LandTech will be decreased by \$3000 annually as the Conex previously rented through LandTech is no longer needed. Mr. Zand will have the amended agreement forwarded to the manager to be distributed.

## **V. PUBLIC COMMENT**

- a. It was noted that Mr. Cox from Cox Landscaping was present. The Board thanked him for attending, but there were no additional questions or concerns at this time.

## **VI. FINANCIAL REPORT**

- a. The Board reviewed the financial statements from January 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. ARC/Violation Report - The District Manager reviewed the latest architectural review and violation report for the Metro District, highlighting several violations related to holiday décor. The Board discussed the possibility of amending the guidelines to extend the holiday décor violation deadline to February 1st. Additionally, the Board appointed Director Johnston to meet with Laura Reese to address the courtesy notice fee being charged by Brightstar, in accordance with the agreement between Blackstone Metro District and Brightstar.
- b. Project Updates
  - a) Entrance Signs – The District manager stated this project was nearly finished; they will be installing the signs this week.
  - b) Monument Lighting Project – Director Liles discussed a lot of the lights were simply unplugged after a walk with Full Spectrum Lighting. Full Spectrum is currently looking into additional lighting options. Director Liles would still like the board to consider brighter light options.
  - c) Mailbox Lighting Project – It was discussed that the manager forwarded the options that Director Monahan provided to Full Spectrum. Currently waiting to hear back from Full Spectrum on pricing for those options. It has also been determined that the mailboxes are owned by the District. Meaning that side mounted light options are currently available to the District.
  - d) Country Club Park Sunshade Discussion – It was discussed that the sunshade was previously damaged and removed. The board recalls approving Westwind to purchase a new one. Mr. Zand confirmed that they have checked all storage items and cannot locate the shade. The board has asked the Manager to reach out to Westwind for an update.
- c. Mineral Rights Discussion – It was discussed that Western Colorado Energy; LLC provided the board with an interest in purchasing mineral rights from the District. After discussion the board stated that they are currently leased, and that they are not interested in selling these rights. The manager will inform Wester Colorado Energy, LLC of this information.
- d. Adoption of Resolution Establishing Guidelines for Collections – It was discussed that the board was previously working with Westwind to have these updated. The changes were not reflected in the documents provided by Altitude Law. The board has tabled this until the updates are provided.
- e. Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents – It was discussed that the board was previously working with Westwind to have these updated. The changes were not reflected in the documents provided by Altitude Law. The board has tabled this until the updates are provided.
- f. Approval to Grant Full Spectrum up to \$3000month for maintenance – It was discussed that Full Spectrum needs approval not to exceed \$3000 to make needed repairs around the District. This is something that Director Liles will monitor regularly, and Full Spectrum will provide a monthly report to the board. Upon Motion by Director Johnston, a second by Director Monahan, upon vote all were in favor.

## VIII. CONSENT AGENDA

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

- a. Approve January 21<sup>st</sup>, Regular Meeting Minutes
- b. Approve and Ratify Payment of Claims in the amount of \$174,526.66.

## IX. COMMITTEE REPORTS

- a. Landscape Committee
  - a) Flower Bed rejuvenation – It was discussed that they will be mirroring the flower plan just like last year. The board agreed to allow Director Liles manage and maintain the project however, would like to see a copy of the plan. Director Liles will work with Mr. Zand to provide the board with the flower plan.
- b. Architectural / Design Review
  - a) No Updates Currently.
- c. Social Committee
  - a) Director Deeds asked the board for more participation at events and for event ideas.
    - It was discussed that the board would like to see more diversity in vendor selections and food options.
- d. Technology Committee
  - a) The Board would like to put together a Technology Committee to oversee the District website and help set up the zoom equipment for the monthly meetings. The board has asked the manager to draft a letter to residents asking for volunteers.

## X. LEGAL ITEMS

- a. Update on May 6<sup>th</sup> Election – Mr. Waldron discussed that currently an election will not be called however, if anyone else submits a nomination an election will be triggered.
- b. Legislation Updates - Mr. Waldron also discussed that there are currently a number of legislation items that are pending legislation review, he will continue to monitor those changes and requirements and provide updates via the website.
- c. Blackstone Country Club – Director Johnston noted that several neighbors have inquired about the required agreement with Blackstone Country Club. While this is not a Metro District matter, the Board agreed to collaborate with Mr. Waldron to gather the necessary information for residents to address the requirement.

**XI. DIRECTOR'S ITEMS**

- a. Potential Clubhouse/Pool Discussion – Director Deeds introduced the idea of potentially building a clubhouse and pool for Metro District residents. Mr. Waldron discussed that if the Metro District owns or acquires suitable land and has the necessary funding, this could be a viable option in the future.
- b. Mobile App Discussions – This item has been tabled.
- c. Pet Scoop Discussion – Director Liles noted that the District currently employs a company to remove unattended dog waste. The service is provided twice a month. No changes or motions were made at this time.
- d. Community Survey – Director Deeds proposed sending a survey to the community to gather input on desired events and potential community upgrades. Mr. Waldron will provide the Board with examples for review and consideration.
- e. SavATree – The board has voted to move forward with SavATree for arborist needs within the District. With a motion by Director Monahan, a second by Director Johnston upon vote all were in favor. The board has asked for a copy of a tree map, and a schedule for treatments. The board has agreed to the proposal from SavATree for winter watering.

**XII. PUBLIC COMMENT**

- a) It was noted that during snow removal at Hilltop Park, the landscaping company frequently dislodges a metal grate in the sidewalk. There is concern that this could pose a safety hazard to pedestrians. LandTech will monitor the issue to ensure the grate remains securely in place.
- b) It was noted that the flower beds at Hilltop Park are often overlooked or not properly maintained. Director Liles and Mr. Zand will ensure they are given proper attention this year and going forward.
- c) It was discussed that the newly purchased zoom equipment should be set up at all future meetings. The board reiterated that they will be looking for volunteers for the technology committee.
- d) It was discussed that the financials

**XIII. ADJOURNMENT**

- a. Upon motion made by Director Johnston, seconded by Director Deeds, upon vote, unanimously carried, the Board adjourned the meeting at 8:11 pm. Due to Spring Break the board has cancelled the March meeting. The next meeting will be on April 18<sup>th</sup>, at 6pm.

Minutes approved: \_\_\_\_\_ Date: \_\_\_\_\_