MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BLACKSTONE METROPOLITAN DISTRICT

HELD TUESDAY, JULY 21st, 2026 AT 6:00 P.M.

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
Melanie Torno, Director
April Wertheimer, Director

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; Lucas Nishimoto, 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 at 6:08PM.

Conflict of Interest Disclosures

Mr. Nishimoto 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. Nishimoto 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.

Confirmation of Posting of Meeting Notice

Mr. Nishimoto confirmed the meeting notice was posted by Brightstar District Management, as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved the agenda.

Consider Appointment of Officers

Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved the appointment of Director Wertheimer to the position of Secretary. Upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously approved the appointment of Director Torno to the position of Assistant Secretary.

Social Committee Update

Bliss Coleman and Giselle Williams from the Social Committee reviewed the budget spent for the July 4th event. Ms. Coleman and Williams discussed meal logistics, QR code effectiveness, and feedback on the event from the community. Ms. Coleman reviewed a proposed budget for the upcoming Oktoberfest event to be done in cooperation with the Blackstone Country Club. Director Monahan motioned to have the district contribute $15,000.00 to this event which was seconded by Director Johnston. The motion was approved unanimously. Director Monahan motioned to appoint Director Morgan as chair for the Social Committee which was seconded by Director Johnston. The motion was unanimously approved. Director Morgan will attend the upcoming meeting between the Social Committee and Blackstone Country Club to discuss financing for the Oktoberfest event.

Public Comment

No members of the public wished to comment.

Financial Matters

Unaudited Financial Statements for the Period Ending June 30th, 2026 – Mr. Bourgouin had previously reviewed the financial statements for the period ending June 30th, 2026.

Consider Acceptance of 2025 Audit – Mr. Bourgouin reviewed the audit ending December 31st, 2025. The Board discussed physical assets, collection of taxes, budgeting stratagem for 2025, and future negotiation for oil and gas lease. Director Monahan motioned to accept the 2025 audit which was seconded by Director Johnston. The motion was unanimously approved.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of July 21st, 2026, there were thirteen (13) architectural requests and forty seven (47) active violations. The Board instructed Mr. Nishimoto to send a communication to owners outlining tree compliance to consist of removal of any dead trees by homeowners with replacement to occur no later than June 1st, 2027 to give ample time for replacement. Additionally, covenant enforcement for lawn or turf areas is to be discontinued per the drought measures set forth by the City of Aurora.

Review Irrigation ET System Proposals – Mr. Crick from Environmental Designs, Inc. (EDI) reviewed the phased proposal for installation. The Board tasked EDI with researching any potential rebates from the City of Aurora and the ongoing issue with temporary meters in Hilltop Park. Mr. Crick agreed to research these issues and installation of a new tap. An RFP will be published for the ET System.

Mailbox Lighting Update – Mr. Nishimoto discussed a recent proposal from Radiant Lighting for installation of lighting at all mailbox kiosks in the district. Mr. Waldron discussed permitting through the City of Aurora and the original construction encroachment built in 2005 that went unnoticed. Additionally, the builder of the district never permitted for construction of the mailboxes. Director Monahan motioned to approve the proposal in sandstone finish which was seconded by Director Morgan. The proposal was unanimously approved. Mr. Nishimoto was tasked with obtaining a proposal from Sticks Handyman Services for repainting peeling kiosks.

Fencing RFP Update – Mr. Nishimoto discussed current strategy to begin assessing the entire perimeter fence for any needed repairs. The Board asked for a complete mapping of all columns including numbering for future tracking. Director Morgan motioned for Mr. Nishimoto to continue repairs not to exceed $10,000.00 which was seconded by Director Monahan. The motion was unanimously approved.

Landscaping Report – Mr. Crick discussed all operational efforts performed by EDI over the past month. Upon a motion duly made by Director Monahan and seconded by Director Johnston, the Board unanimously approved a proposal from EDI for mulch topdressing. Upon a motion duly made by Director Morgan and seconded by Director Johnston, the Board unanimously approved a proposal from EDI for rocking and breezeway refreshing. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved a proposal from EDI for Country Club entrance island shrub installation. Upon a motion duly made by Director Johnston and seconded by Director Monahan, the Board unanimously approved a proposal from EDI for T&M efforts for pea gravel raking. Upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously approved a proposal from EDI for planting installation in a roundabout. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved a proposal from EDI for summer turf product application pending revision to add aeration.

Mr. Masnata from EDI Monarch reviewed several proposals for long term tree care in the district. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved proposals for 3-year pruning efforts, 3-year treatment efforts, and tree removals.

Consent Agenda

Mr. Nishimoto reviewed the items on the consent agenda with the Board. Upon a motion duly made by Director Monahan and seconded by Director Morgan, the following items on the consent agenda were unanimously approved, ratified, and adopted:

1. Approval June 16th, 2026, Regular Meeting Minutes;
2. Approval and Ratification of Claims paid from June 16th, 2026 through July 16th, 2026 in the amount of $206,603.67;
3. Approval of 2026 Annual Report to the City of Aurora;
4. Ratification of Work Order No. 3 with EDI;
5. Ratification of ICA with Sticks Handyman Services LLC for Repainting and Repairing of Pet Waste Stations;
6. Ratification of ICA with Citadel Security Group LLC for Security Patrol Services;
7. Ratification of ICA with Ground Engineering Consultants for Soil Testing Services.

Committee Reports

Landscape Committee – Committee business was previously discussed.

Architectural/Design Review – No committee business to discuss.

Technology Committee – Director Morgan discussed the coming of a new district website that will be preluded by a communication from the district to owners when live.

Social Committee – Potential Fall cleanup event was discussed by the Board.

Legal Matters

Discuss and Consider Field Rental Policy and Application – Director Monahan motioned to table this item which was seconded by Director Morgan. The motion was unanimously approved.

Discuss 2026 SDA Annual Conference – Ms. Fuller informed the Board that this event would be taking place in Keystone on September 15th through the 17th.

Director's Items

Neighborhood Asset Mapping Project – Directors Johnston and Torno volunteered to begin mapping all physical assets owned by the district.

Other Business

No other business was discussed.

Public Comment

A homeowner discussed efforts to aid the district in landscaping.

A homeowner asked about soil testing carried out by Ground Engineering Consultants.

A homeowner discussed fire mitigation fencing installation and country club landscaping in need of attention.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously adjourned the meeting at 8:35PM.

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

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Secretary for the Meeting