

**Blackstone Metropolitan District**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS MINUTES**  
**June 17th, 2025**

**I. ATTENDANCE & CALL TO ORDER**

Board Members in attendance were Lisa Monahan, Marty Liles, Kathy Morgan, Aaron Jones and Brent Johnston (joined via zoom).

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 6:00pm.

**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 confirmed no changes were needed to the agenda. Upon a motion made by Director Morgan and seconded by Director Liles, the agenda was unanimously approved.

**IV. LANDSCAPE MAINTENANCE REPORT**

A. Mr. Zand reviewed the Landscape Maintenance Report for the month. Mr. Zand confirmed that he will be sending the Annual Landscaping report to Clint’s office to be filed with the City of Aurora. He discussed completing the native mow throughout the community, confirming it will take his crew roughly 4 days to completed. Mr. Zand confirmed that he will monitor the monuments as there seems to be an issue caused by either irrigation or pests. Mr. Zand will work with Director Liles on this matter.

**B. Work Orders/Proposals –**

- a) **Planter boxes** – Bid presented for \$22,000 to replace the two damaged boxes. With a motion by Director Monahan, a second by Director Jones, and upon vote, all were in favor of this bid.
- b) **Use of Annual Budgeted funds** - Director Monahan motioned to authorize the Landscaping Committee to use the \$50,000 budgeted for 2025 Landscaping Improvements across the District. Director Jones seconded the motion, and it passed unanimously. Director Liles will coordinate with LandTech to develop and implement a plan, with priority given to the area between Mineral and Powhatan.
- c) **Water Tracking Discussion** – Mr. Zand discussed that he is working on this report. No updates at this time.

- d) **Sav-A-Tree Updates** – Julie and Byron plan to collect soil samples at 4 PM on June 18 to determine the most suitable tree species for the area. The results are expected by Wednesday and will be shared with LandTech to guide planting recommendations within the community.

#### **V. PUBLIC COMMENT**

- A homeowner discussed billing issues however, the manager will work with her offline to have these addressed.
- A homeowner discussed the grading at Smokey Hill and Country Club needs to be addressed. LandTech will look into this matter.
- A homeowner discussed receiving an update on the membership requirement with Blackstone Country Club. Clint discussed that there is currently no update, they are hoping to have something within the next couple of weeks.

#### **VI. FINANCIAL REPORTS**

- a) Curtis presented the unaudited financial statements for May 2025. With no questions or concerns, Director Liles motioned to approve the statements as submitted, seconded by Director Morgan. The motion passed unanimously.
- b) Curtis reviewed the District credit card usage and procedures, confirming that only Director Johnston and Director Morgan currently hold cards. All Board members will have access to review the monthly invoices.

#### **VII. MANAGEMENT REPORT**

- A. ARC/Violation Report – The manager reviewed the monthly report for ARC requests and discussed the violations issued to the community.
- B. Monthly Manger Report – The manager reviewed the June management reports. The reports reflected all the items the manager worked on over the month.
- C. The manager informed the Board that Brightstar’s renewal is approaching, with a proposed 5% increase. The Directors agreed to review the agreement before deciding.
- D. Project Updates
- a) Sunshade – Director Morgan has been working with Star Playground, and they will send a quote to have the damaged shade repaired/replaced. Director Monahan motions to allow up to \$9000 to have this repaired and/or replaced. The motion was seconded by Director Liles, upon vote, all were in favor.
  - b) Monument Lighting Project – No update
  - c) Mailbox Lighting Project – The manager confirmed that the sample solar light has been ordered however, Full Spectrum is waiting on delivery. Once the light is delivered it will be installed for the board to review. No further update at this point.

#### **VIII. CONSENT AGENDA**

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

- A. Approve May 22nd, Regular Meeting Minutes
- B. Approve and Ratify Payment of Claims in the amount of \$135,561.14
- C. Ratify the 2024 Audit Engagement Letter.

## **IX. COMMITTEE REPORTS**

### A. Landscape Committee

- a) Discussed they had completed an inspection of the community on 6/16 however; they have a meeting scheduled for Thursday. The committee will work on annual color with LandTech.
- b) Discussed that they will provide previous tree reports to Byron with Sav-A-Tree.

### B. Architectural / Design Review

- a) Discussed the manager, and committee, will be interviewing a new designer for the community. The meeting notice will be posted in accordance with the District Requirements. Notice will be sent to the board and committee members when the meeting is scheduled.

### C. Social Committee

- a) Social Committee Chair Appointment: Directors Morgan and Jones both expressed interest in chairing the Social Committee. As decided at the prior meeting, committee volunteers were asked to provide input and ultimately supported Director Morgan. Director Monahan motioned to appoint Director Morgan as Chair, seconded by Director Morgan. The motion passed with four in favor and one abstention.
- b) Committee Appointment: Director Morgan motioned to appoint Sarah Welt to the Social Committee. The motion passed unanimously.
- c) Event Planning Updates: Director Morgan shared that the committee is exploring alternative venues for hosting community meetings and events. Director Liles requested that attendance be tracked for future reference.
- d) 4th of July Celebration: Plans are finalized, with decorations and In-N-Out already scheduled for the event.

### D. Technology Committee

- a) Discussed meeting with Streamline next Wednesday to discuss the services they provide, and options that the District has. The committee will provide updates following their meeting.
- b) Discussed not using the TV due to transportation issues but, bringing other items to host hybrid meetings as usual.
- c) Director Monahan motioned to put Flock Maintenance and updates under the Technology Committee, Director Morgan seconds, upon vote, all were in favor. Director Jones discussed the current setup at the entrances of the District. Director Jones proposes putting better quality cameras in areas of concern. Director Jones stated if approved Flock has roughly a 3month lead time. He also stated that Flock needs a copy of the Metro District Tax Exempt Certificate.
- d) The committee is looking for additional volunteers.

**X. LEGAL ITEMS**

- A. Clint introduced Darah Fuller from his office and noted that the Board and Manager may receive communications from her periodically.
- B. He reviewed recent legislative changes and updated website requirements and will work with Director Jones and the Manager to implement necessary updates.
- C. Clint informed the Board that an executive session is scheduled for Tuesday, the 24th, to discuss District options related to the mandatory membership with Blackstone Country Club.
- D. He also raised the need to establish term limits for the Community Charters.
- E. A discussion was held regarding the water tank site; while the current agreement includes water access, further research is needed to clarify maintenance responsibilities.

**XI. DIRECTOR'S ITEMS**

- A. 2026 Capital Projects: The Board agreed to hold a working session in August to develop ideas for potential capital projects to present to the community.
- B. Legal Cost Disclosure: Director Liles motioned to approve the Special Disclosure of Costs for legal services related to the issuance of the special revenue refunding and improvement bonds by SARIA. Director Morgan seconded the motion. Upon vote, all were in favor.
- C. Conflict of Interest Consent: Director Liles motioned to approve the Consent regarding a Transaction-Based Conflict of Interest in connection with the SARIA bond issuance. Director Morgan seconded. Upon vote, all were in favor.
- D. Omnibus Certificate: Director Liles motioned to approve the District's Omnibus Certificate. Director Morgan seconded. Upon vote, all were in favor.
- E. ARIA Representative Resolution: Director Liles motioned to ratify the resolution designating the District's representative to the South Aurora Regional Improvement Authority (SARIA) Board of Directors. Director Morgan seconded. Upon vote, all were in favor.
- F. Cancel July Meeting: it was discussed that several Directors would not be available for the meeting in July. The board will be hosting a working session in August and the Annual/Regular meeting in August. With a motion by Director Monahan, a Second by Director Morgan, upon vote, all in favor. The meeting will be cancelled in July and the manager will work on scheduling the meetings in August.

**XII. EXECUTIVE SESSION**

- A. It was noted that Clint will put together the notice and agenda for the executive session. Notice will be posted accordingly.

**XIII. PUBLIC COMMENT**

- a. A homeowner discussed violations and the timeframe for homeowner delivery. The manager confirmed that once approved by the board, notice will instantly be delivered to the homeowner in violation via email. And a letter is drafted and sent via USPS as well.
- b. A discussion around the violations from the School within the community. Clint stated that he would check with Altitude on enforcement options.

**XIV. ADJOURNMENT**

- a. Upon motion made by Director Monahan, seconded by Director Morgan, upon vote, unanimously carried, the Board adjourned the meeting at 8:06 pm.

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