

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BLACKSTONE METROPOLITAN DISTRICT**

**HELD WEDNESDAY, MAY 6<sup>th</sup>, 2026 AT 6:00PM**

*VIA TELECONFERENCE*

The special 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, Board Member

One seat on the Board is currently vacant.

Also present were Darah D. Fuller, Esq., WBA, PC, Attorney at Law, District General Counsel; 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 6:09PM.

**Conflict of Interest Disclosures**

Ms. Fuller 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. Ms. Fuller 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 by Director Monahan and seconded Director Morgan, the Board unanimously approved the agenda as amended.

## **Guest Presentation – THK Associates, Inc.**

Hilltop Park Pavilion Presentation – Craig Karn from THK Associates, Inc. was in attendance and discussed the process for the designs his company had provided which began with siting the area with two Directors present. Mr. Karn reviewed Concept 1, which placed a rectangular pavilion in the southeast corner of Hilltop Park, and Concept 2, which utilized an octagonal pavilion centrally located to tie into the existing playground. Director Monahan expressed concerns regarding soil quality. Mr. Karn stated that soil quality should not significantly impact the viability of the project because the engineering drawings could be adapted accordingly. He also expressed wind load will need to be considered due to the area. Mr. Karn stated that Concept 2 is his recommendation for the park. Director Morgan expressed to all in attendance that this is a preliminary review with no timeline decided on and that funding for this type of project would be drawn from special project funds already set aside. She also states no plans were in place to add permanent bathrooms to the park as maintenance and upkeep costs would be too high. Director Liles asked that an aerial view of the park with dimensional measuring would be more illustrative of the project which Mr. Karn said he would be happy to provide.

Mr. McReavy from Materra Services was in attendance to advise on soil sampling. Director Liles asked Mr. McReavy about increasing the pavilion in size which Mr. McReavy stated would increase the pricing. Mr. Karn added that rectangular pavilions usually are lower in pricing than other options. Director Morgan asked if other concepts would be brought forth which Mr. Karn answered materials would be more of a concern than the actual design. Director Johnston discussed potential uses for the pavilion and asked if renting it could be rented. Ms. Fuller advised it could be and discussed possible rental policies.

## **Public Comment**

Members of the public addressed the Board. Topics raised included opposition to the pavilion being constructed, potentially enhancing the existing playground instead, traffic and litter concerns, past water well locations, and increased congestion if the pavilion was installed.

Director Monahan reiterated this was a preliminary step and that soil samples needed to be taken before any further decisions are made.

## **Adjournment**

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan, seconded by Director Morgan, and unanimously carried, the Board determined to adjourn the meeting at 7:14PM.

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

*Kathy Morgan*  
Kathy Morgan (Jun 22, 2026 19:41:11 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 16<sup>th</sup> day of June, 2026.