BLACKSTONE METROPOLITAN DISTRICT

www.blackstonemetro.org

NOTICE OF SPECIAL MEETING AND AGENDA

Lisa Monahan, President	Term to May 2027
Kathy Morgan, Vice President	Term to May 2029
Brent Johnston, Treasurer	Term to May 2029
Melanie Torno, Assistant Secretary	Term to May 2027
April Wertheimer, Secretary	Term to May 2029

DATE: September 22nd, 2026 (Tuesday)
TIME: 6:00 P.M.
LOCATION: Blackstone County Club
7777 S County Club Parkway
Aurora, Colorado 80016

&

VIA ZOOM
https://brightstarcolorado.zoom.us/j/84116483913
Meeting ID: 841 1648 3913
Dial-In: (719) 359-4580

I. CALL TO ORDER AND DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

II. CONFIRM POSTING OF MEETING NOTICE AND APPROVE AGENDA

III. SOCIAL COMMITTEE UPDATE

IV. LANDSCAPING UPDATE
   a. Landscape Maintenance Report **(Enclosure)**
   b. Landscaping Beautification Work Update
   c. Review & Discuss Water Meter Reports
   d. Update on Large Property Watering Variance Program Application
   e. Discuss Status of ET Controller Installation

V. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather than the items for follow up. If attending on line, please click on raise hand during the time of Public Comment.

VI. FINANCIAL MATTERS

a. Review unaudited financial statements for the period ending August 31st, 2026 **(Enclosure)**
b. Discuss 2027 Budget Process

VII. MANAGEMENT REPORT

a. District ARC/Violation Report
b. Mailbox Lighting Update
c. Canyon Park Playground Installation Update
d. Woodland Elementary Landscaping Update
e. Water Tank Park Fencing Update
f. Monument Sign Update
g. Discuss Status of Request for Waiver of Fines Related to Backflow Testing
h. Review Report from IDES Regarding Pond Work by Prior Landscaper and Discuss Proposal from Environmental Designs, LLC for Completion of Work **(To be distributed)**
i. Discuss Correspondence from Ms. Hessler and Xcel Energy Irrigation Meter – Account 53-0012148210-5
j. Discuss Insurance Property Inspection and Consider Approval of Proposal for Changes to Property Schedule **(To be distributed)**

VIII. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board Member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

a. Approve August 18th, 2026 Regular Meeting Minutes **(Enclosure)**
b. Approve and Ratify of Claims paid from 08/12/2026-09/17/2026 in the amount of $238,137.04 **(Enclosure)**
c. Ratify BMO Workers Compensation Payment
d. Ratify Independent Contractor Agreement with Environmental Designs, LLC for Irrigation System Installation Services **(Enclosure)**
e. Ratify Approval of Independent Contractor Agreement with Sticks Handyman Services for Mailbox Painting **(Enclosure)**

IX. COMMITTEE REPORTS

a. Landscape Committee
    i. Review Xeriscaping Revision Proposals **(Enclosure)**
b. Architectural/Design Review
    i. Procedure for Submission and Approval
c. Technology Committee

X. LEGAL MATTERS

a. Discuss Status of Transition of Files from Prior Special Counsel to New Special Counsel with Prior Special Counsel Retaining One Collection File
b. Consider Approval of Amended and Restated Resolution Regarding Collection of Delinquent Fees and Charges from Special Counsel (**Enclosure**)

c. Consider Approval of Amended and Restated Resolution Regarding Enforcement of the Governing Documents from Special Counsel (**Enclosure**)

d. Consider Approval of Resolution Regarding Parameters for Certification of Covenant Charges (**Enclosure**)

e. Discuss Status of Special Counsel Reviewing Residential Improvement Guidelines

XI. DIRECTOR'S ITEMS

a. Neighborhood Asset Mapping Project

XII. OTHER BUSINESS

XIII. PUBLIC COMMENT (if time allows)

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XIV. ADJOURNMENT