

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
January 21st, 2025

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Lisa Monahan, Marty Liles, Brent Johnston, and Aaron Jones.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand (Landtech Contractors, LLC), Curtis Bourgouin (CliftonLarsonAllen, LLP), Beau McMahon & Maranda Witt (Brightstar District Management), and members of the public. The meeting was called to order at 6:02 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 asks for the following updates to the agenda. To add Matthew with Full Spectrum Lighting to be presented after Arborist Discussion. Upon motion duly made by Director Deeds, seconded by Director Monahan, upon vote, unanimously carried, the agenda was approved as submitted.

IV. ARBORIST DISCUSSION – Byron Kirkland from Sav-a-Tree attended the meeting to present his services as a licensed Arborist for the Metro District. He noted that the District has nearly 2,500 trees that require evaluation and care, with approximately 200–300 needing immediate attention. Byron proposed a plan to provide six treatments annually for \$2,000, addressing current tree health issues with his recommended services. Given the substantial cost, the Board expressed interest in approaching this project in phases. Byron committed to providing a phased proposal for his recommended work, along with a separate bid to assess the 65 warranty trees scheduled for installation by Landtech this season. Mr. Kirkland also noted that if the Metro District did approve moving forward, he would offer up to 5 soil samples free of charge.

V. LANDSCAPE MAINTENANCE REPORT

a. Mr. Zand reviewed the Landscape Maintenance Report from December and January and stated that due to snow on the ground he doesn’t have much to report.

1. **Dog Station Discussion** – Mr. Zand discussed that he received a work order for Dog Stations and Trash Receptacles. Some dog stations are showing signs of age, and the board would like to consider adding additional stations. Mr. Zand stated that the stations themselves are costly, nearly \$1300 for the station to be installed. The board has decided to table this item for now.
2. **Trash Receptacle Discussion** – Mr. Zand discussed that he received a work order request for trash receptacles being replaced. Some of the receptacles have been damaged and show signs of age. Mr. Zand’s bid was \$4000 for one receptacle. The

board has decided to table this item for now.

3. **Filter Replacement at Pond** - Mr. Zand discussed that the board should prepare for an expense when the time comes to start the irrigation systems. He stated that the filters at the pond will need to be replaced this year, and they are costly. The board requested a bid to have the filters changed.
4. **Blackstone Sign Discussion** – Mr. Zand discussed the color of the Blackstone sign. The board would like it to be left the red/pink color for the Valentines Day Holiday.
5. **Water Tracking Discussion** – Clint, discussed circulating an example of what is being provided for a neighboring community. Mr. Zand stated that he would be putting something similar together for Blackstone.

VI. PUBLIC COMMENT

- A homeowner raised concerns about the city's snow removal efforts and the perceived lack of service. The Board clarified that they do not have jurisdiction over city-managed snow removal but encouraged residents to report such issues directly to the city for resolution.
- A homeowner wanted to personally thank Ben Zand & his team, with Landtech, for their assistance with moving items to/from the old storage unit. Thank you, Ben and Team!
- It was discussed by several homeowners that they have late fees and interest on their account, due to Metro District quarterly dues not being paid in time. The board would like to have these matters reviewed on a case-by-case basis and have stated that the management company has the right to waive fees, at their discretion. Should a homeowner have any discrepancies with the Management team's decision, they will be encouraged to attend the next Metro District Meeting to discuss it with the board directly.

VII. Cox Landscaping Presentation

- a. The board received a bid for landscaping maintenance for the 2025 season. Randy & Kevin Cox introduced themselves and the company. And discussed the bid provided. It was discussed that Cox Landscaping used to maintain the community years ago. The board asked for more time to review the bid, and asked if they would return in February to meet with them again.

VIII. FINANCIAL REPORT

- a. The Board reviewed the financial statements from December 2024. Upon motion duly made and seconded, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP.
- b. Credit Card Usage – It was discussed that an expense report for the Metro District Credit card would be sent to Curtis, and the Board monthly.

IX. MANAGEMENT REPORT

- a. ARC/Violation Report - The District Manager reviewed the latest arc/violation report for the Metro District.
- b. Project Updates
 1. GIS Mapping Project – It was discussed that Director Johnston, and the District Manager met with Trip from IMEG. Trip was informed of all items to be considered for the project, such water meters, taps, lights, and irrigation clocks. Director Jones stated that there are free options that would provide this service, and the board decided to table this project.
 2. Entrance Signs – The District manager stated that Director Monahan approved the most recent mockup, and the new signs will be sent for fabrication. Once completed

they will be mailed and installed.

3. Monument Lighting Project – It was discussed that this is a potential hazard to the community, with it being so dark at most of the entrances its harder for people to see where to turn into the community. The board would like to walk with Full Spectrum lighting before formally approving. The board would like to map out the entire project both now, and in the future. Director Liles will setup a date for the project walk.
 4. Mailbox Lighting Project – It was discussed that the mailboxes are not lit currently and its hard for homeowners to retrieve their mail. The board has been presented with a bid from Full Spectrum Lighting however, the expense was high. The board has asked Full Spectrum to research alternative poles and solar light options.
- c. Country Club Park Sunshade Discussion – Due to lack of time, this was tabled until a later date.

X. CONSENT AGENDA

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

- a. Approve November 19th, Regular Meeting Minutes,
- b. Approve November 19th, Special meeting minutes.
- c. Approve and Ratify Payment of Claims in the amount of \$235,981.31.
- d. Resolution Designating Meeting Notice Posting Location.
- e. First Amendment to Independent Contractor Agreement (Lighting Maintenance Services)
- f. Work Order No. 1 to Independent Contractor Agreement (Lighting Maintenance Services)
- g. First Amendment to Independent Contractor Agreement (Stormwater Maintenance Services)
- h. Work Order No. 1 to Independent Contractor Agreement (Stormwater Maintenance Services)

XI. COMMITTEE REPORTS

- a. Landscape Committee
 1. No Meeting, No Updates Currently.
- b. Architectural / Design Review
 1. No Updates Currently.
- c. Social Committee
 1. The Social Committee will be meeting later this month to finalize the events calendar. It will be sent to the board and manager for posting once completed.
- d. Technology Committee
 1. No Updates Currently.

XII. LEGAL REPORT

- a. Approval of License Agreement to Allow Access to Fire Hydrant to Adjacent Landowner (Toll) with a motion from Director Monahan, a second from Director Johnston, upon vote all in favor.
- b. Clint discussed that the District Elections will be held in May, and that self-nomination forms will be mailed soon. Currently there are 3 seats up for election.
- c. Consider Adoption of Resolution Establishing Guidelines for Collections – Due to time, this item was tabled until a later date.
- d. Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents – Due to time, this item was tabled until a later date.

XIII. DIRECTOR'S ITEMS

a. Saria Update

1. Director Jones provided updates from the recent SARIA meeting. He stated a master service plan is no longer needed. He also stated that the recently approved agreement will only take effect until 2038. With a motion by Director Johnston a second by Director Deeds, upon vote all were in favor of resending the previously approved decision.

XIV. PUBLIC COMMENT

Director Jones notified the board, and members in attendance that he will be resigning from his position, effective immediately. The board, and neighbors present, thanked him for all his hard work and wished him well moving forward.

XV. ADJOURNMENT

- a. Upon motion duly made by Director Deeds, seconded by Director Jones, upon vote, unanimously carried, the Board adjourned the meeting at 9:33 pm.

Minutes approved: _____ Date: _____