

**Blackstone Metropolitan District**  
**Regular Meeting of the Board of Directors**  
**Minutes**  
**October 30<sup>th</sup>, 2025**

**I. ATTENDANCE & CALL TO ORDER**

Board members in attendance were Lisa Monahan, Kathy Morgan, Marty Liles, and Aaron Jones. Brent Johnston was absent from the meeting. Also in attendance were Clint Waldron and Darah Fuller (White Bear Ankele Tanaka & Waldron), Curtis Bourgouin (CliftonLarsonAllen, LLP), Beau McMahon via Zoom (Brightstar District Management), and members of the public. The meeting was called to order at 6:08pm.

**II. DISCLOSURE OF ANY CONFLICTS OF INTEREST**

Attorney Waldron reported that disclosures for those directors that provided White Bear Ankle 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 called for any updates to the agenda. With no adjustments to the agenda Director Monahan motions to approve, with a second by Director Liles, upon vote, approved unanimously.

**IV. LANDSCAPE MAINTENANCE REPORT**

- i. The District Manager presented the monthly report from Ben Zand with LandTech. No additional comments were made.
- ii. The District Manager stated that the board previously agreed to not install fall flowers this season.
- iii. No water Usage Tracking was discussed at this meeting.
- iv. It was discussed that warranty trees, and 10 additional trees had recently been planted by LandTech. The Districts arborist (SavATree) was onsite to review the process and will be providing a report for the board to review. It was also discussed that the District is waiting for the updated work order/bid from SavATree for the work previously approved.

**V. PUBLIC COMMENT**

- i. A homeowner expressed concerns with the Debt Service Mill Levy (3.000 increase to 25.000) and how it was derived and why would we want increase property tax to residents when it seemed workshop discussions determined there was significant funds available for 2026 operating expenses and capital improvements. This homeowner also expressed feeling threatened by Director Morgan.
- ii. A homeowner said that she found that Club Corp has several suits filed against them and she was looking for an update on current legal matters.
- iii. A homeowner approached the board concerning their recently approved paint request. The homeowner was concerned with the process and informed that the committee is working on new color schemes for the community. This homeowner also expressed concerns with the well-being of the trees within the community. The board stated they have hired SavATree to have this addressed moving forward however, the project will take several years to completed. They plan to address trees every year until they are completed. They also asked for confirmation that trees would be replaced as they had 3 that were removed from the area near their home.

**VI. LEGAL MATTERS**

- i. Mr. Waldron provided update on the Fire Station Parcel stating that the City of Aurora wants to keep it as part of their capital improvement plan but currently has no plans to develop it.

**VII. FINANCIAL MATTERS**

- i. Curtis presented financials from September 2025.

**VIII. MANAGEMENT REPORT**

- i. The District Manager reviewed the ARC and Violation Reports for the month of September. Director Morgan would like the District manager to work with the City of Aurora to have a truck removed from the community for no tags and improper parking.
- ii. The District manager reviewed the management report stating the items that he has assisted with since the last board meeting.
- iii. The District Manager followed up with the TV and Deep Freezer that are going to be given away. They will be raffled at the holiday party.

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- iv. Project Updates the manager stated that the “test” solar light was installed, but the rest of the project was in a hold status due to the requirement for permitting and ordering with Full Spectrum Lighting. The board would like to move forward with this previously approved project. And would like to have The Connexion Group draft the plans needed for permitting. With a motion by Director Jones, a second by Director Monahan, and upon vote, passed unanimously. The manager will coordinate this with The Connexion Group and confirm with Full Spectrum about any ordering delays.

**IX. CONSENT AGENDA**

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

- (a) Approve and Ratify Payment of Claims
- (b) Approve September 16<sup>th</sup>, 2025 Regular Meeting Minutes

**X. COMMITTEE REPORTS**

**i. LANDSCAPING**

- i. Director Liles provided an update and requested the District Manager to obtain a monthly schedule from LandTech to share with the committee.
- ii. Director Liles also stated that majority of the trees have been wrapped by SavATree as agreed.

**ii. ARC COMMITTEE**

- i. Director Monahan provided an update on the new color schemes being presented to the board for approval. A motion to adopt the two additional color schemes by Director Monahan, seconded by Director Morgan, upon vote, passed unanimously. Director Monahan stated they have now introduced 3 new color schemes for homeowners to consider painting. The committee will continue to work on new schemes.

**iii. SOCIAL COMMITTEE**

- i. Director Morgan provided updates on the food drive held on 10/18 stating it was a success.
- ii. Director Morgan provided an update on the pumpkin giveaways and the pumpkin patch event being a success as well.
- iii. Director Morgan provided an update on the upcoming Holiday party hosted at Blackstone Country Club. She stated that they have locked in the date, November 22<sup>nd</sup> from 5pm – 9pm. Information will be emailed out to the community and put in the community newsletter.

**iv. TECHNOLOGY COMMITTEE**

- i. Approval of Resolution Establishing a technology Committee, Director Jones presented the resolution drafted, with a motion from Director Monahan, a second by Director Jones, upon vote, passed unanimously.
- ii. Director Jones provided an update that the Flock cameras won't be completed/installed for another 3 months as they are currently out of stock.
- iii. Director Jones provided updated information on website changes due to accessibility issues.

**XI. DIRECTORS MATTERS**

- i. New Sign at Powhatan and County Line discussion. Director Morgan discussed this area needing a monument to match the others within the District. Director Morgan would like to start the Design process to have this project started and has been approved not to exceed limit of \$15,000. With a motion from Director Liles, a second from Director Monahan, upon vote, passed unanimously.
- ii. Discussions were had about the new no e-bike signs that were installed at the parks. Director Morgan stated that she was approached by members of Blackstone Country Club to consider partnering in this effort. A motion was made to adopt the same regulations as the City of Aurora to include fines and designate Director Monahan as final review. Motioned by Director Monahan, seconded by Director Morgan, upon vote, passed unanimously.

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- iii. Communication from the Metro District, Brightstar, and The Club updates. It was discussed that The Club would like the Metro District to partner if the efforts regarding e-bike enforcement. At this time the board would like to maintain two separate approaches, as they are a separate entity.
- iv. Director Monahan presented an update on the recent meeting with Iliza Hanrick, and a few homeowners. The group is working with state Senator and former attorney who is providing insight on how to move forward, the state representative said to try to move forward with the Metro District counsel first but if unsuccessful they are willing to put forth legislation to prohibit forced club membership within these types of communities, there is a draft bill currently.

XII. **PUBLIC COMMENT**

- i. A homeowner asked how the social club membership petition would work.

XIII. **ADJOURNMENT**

- i. Upon motion made by Director Morgan, seconded by Director Johnston, upon vote, unanimously carried, the Board adjourned the meeting at 8:03pm.

Minutes approved: *Martin Liles* Martin Liles (Jan 15, 2026 11:26:34 MST) Date: \_\_\_\_\_