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

HELD TUESDAY, SEPTEMBER 22nd, 2026 AT 6:00 P.M.

Blackstone Country Club
7777 Country Club Pkwy.
Aurora, CO 80016
And via Zoom

The special meeting of the Board of Directors of Blackstone Metropolitan District (the "Board") 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, Assistant Secretary
April Wertheimer, Secretary

Also present was Heather Hartung, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, LLP, District Accountant; 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 6:00PM.

Conflict of Interest Disclosures

Ms. Hartung advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung 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. Hartung 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.

Confirmation of Posting of Meeting Notice

Mr. Nishimoto confirmed the meeting notice was posted by Brightstar District Management, as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Johnston, the Board unanimously approved the agenda as written.

Social Committee Update

Bliss Coleman discussed a budget proposal from the Social Committee to fund a planned Speakeasy Event for December 5, 2026 at a cost not to exceed $30,518. Following discussion, upon a motion duly made by Director Johnston and seconded by Director Monahan, the Board approved the requested expenditure. Director Morgan abstained from voting.

Director Monahan informed the Board that Director Morgan stepped down as liaison for the Social Committee with Director Wertheimer will be taking the position.

Landscaping Update

Shawn Crick with Environmental Designs, LLC ("EDI") discussed spraying efforts, drought challenges faced throughout the season, irrigation repairs planned after the system is winterized, a proposed Fall turf aeration, and executed mulch efforts throughout the interior of the community.

Mr. Crick informed the Board that the District water usage was also recently reported at 69% year-to-date of the recommended total usage mandated by the City of Aurora.

Efforts with the Blackstone Country Club's landscaping team were also discussed relating to irrigation clock management.

Mr. Nishimoto verified the District has been enrolled in the large property watering variance program with the City of Aurora as of August 23, 2026.

Mr. Crick advised the new ET controller installation will be taking place in November of 2026.

Public Comment

A resident discussed their recent architectural submittal denial.

A resident commented on the Save The Aurora Reservoir (STAR) concerns and efforts.

A representative of STAR provided comments and concerns about hydraulic fracturing projects.

A resident discussed City of Aurora construction efforts in Country Club Park.

A resident commented on the District's contribution to the upcoming Oktoberfest event and noted her concerns about the expenditures.

Financial Matters

Unaudited Financial Statements for the Period Ending August 31st, 2026 – Mr. Bourgouin reviewed the financial statements for the period ending August 31, 2026. Following discussion, upon a motion duly made by Director Morgan and seconded by Director Johnston, the Board accepted the financial statements.

Mr. Bourgouin discussed the process and procedure for the upcoming 2027 Budget Workshop to be held on October 19, 2026 via Zoom.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of September 22nd, 2026, there were sixteen (16) architectural requests and thirty-nine (39) violations.

Mailbox Lighting Update – Mr. Nishimoto informed the Board that confirmation of receipt of materials is being waited on prior to scheduling an installation date. Estimated time to receipt is 1-2 weeks.

Canyon Park Playground Installation Update – Mr. Nishimoto informed the Board that installation is still estimated for mid-October 2026. Receipt of materials still needs to be confirmed.

Woodland Elementary Landscaping Update – Mr. Nishimoto discussed recent communication and confirmation of areas within the school's landscaping that were corrected. Director Johnston advised on several areas still needing clarification and work completed.

Water Tank Park Fencing Update – Mr. Nishimoto discussed the recent efforts by the City of Aurora in Country Club Park around the municipal water outbuilding. The City of Aurora has deemed the need for a fence due to security reasons. They have also advised that a concept design will be provided to the District before any construction takes place. Mr. Nishimoto thanked residents for reporting the issue to allow for quick response. Ms. Hartung was directed to research ownership of the land and if the District's covenants applied to the situation and also to review the recent installation of a gate near the pond in the community. community.

Monument Sign Update – Mr. Nishimoto discussed permitting and construction schedules to be released eminently. Electricians for this project have also ordered utility locates for this to move forward.

Discuss Status of Request for Waiver of Fines Related to Backflow Testing – Mr. Nishimoto informed the Board that City of Aurora has been contacted about the large fines levied against the district regarding late testing of backflows.

Review Report from IDES Regarding Pond Work by Prior Landscaper and Discuss Proposal from Environmental Designs, LLC for Completion of Work – Ms. Hartung discussed EDI's efforts to mitigate mandated maintenance needed in the ponds within the community. She also informed the Board a more robust agreement will be prepared for future pond work. Ms. Hartung noted that Mr. Crick will provide a proposal for the remaining work on the ponds.

Discuss Correspondence from Ms. Hessler and Xcel Energy Irrigation Meter – Account 53-0012148210-5 – Ms. Hartung informed the Board that Blackstone Country Club was provided with this meter information.

Discuss Insurance Property Inspection and Consider Approval of Proposal for Changes to Property Schedule – Ms. Hartung discussed a recent site inspection meeting conducted and advised a proposal is still incoming from the District's insurance carrier.

Consent Agenda

Ms. Hartung reviewed the items on the consent agenda with the Board. Ms. Hartung advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Monahan and seconded by Director Morgan, the following items on the consent agenda were unanimously approved, ratified, and adopted:

1. Approval August 18th, 2026, Regular Meeting Minutes;
2. Approval and Ratification of Claims paid from August 12th, 2026 through September 17th, 2026 in the amount of $238,137.04;
3. Ratify BMO Workers Compensation Payment;
4. Ratify Independent Contractor Agreement with Environmental Designs, LLC for Irrigation System Installation Services;
5. Ratify Independent Contractor Agreement with Sticks Handyman Services for Mailbox Painting.

Committee Reports

Landscape Committee – Mr. Nishimoto reviewed recent proposals from Architerra Group, Henry Design Group, and Norris Design for a scope of work to include updating/revising Sections 2.41 and 4.15 of the District's Design Guidelines as well as Table B to adhere to legislative and municipal guidelines related to xeriscaping and water-wise landscaping. The scope included providing three (3) pre-approved schemes for xeriscaped front yard designs subject to landscape committee approval and to create a xeriscape plant list similar to Section 4.15.

Architectural/Design Review – Mr. Nishimoto asked to clarify the architectural submission procedure. The following was agreed upon with the Board: architectural submittals for pre-approved paint schemes, similar roofing material, or similar paint colors do not require a form. Special counsel will be reviewing the guidelines and will provide suggested changes at the October 20, 2026 meeting. Additionally, any custom paint schemes, landscaping requests, or subjective physical architectural applications are to be sent to the Architectural Committee for review. Any requests sent to The Connextion Group need to be done so at the request of the Architectural Committee.

Technology Committee – Director Morgan discussed the new website for the District and will send corrections needed to Mr. Nishimoto.

Ms. Hartung asked the Board to consider releasing final payment to Landtech, the District's prior landscaping company, in the amount of $5,250. Following discussion, upon a motion duly made by Director Johnson and seconded by Director Morgan, the Board approved the payment of $5,250 to Landtech with the exception of Director Monahan who voted against.

Legal Matters

Discuss Status of Transition of Files from Prior Special Counsel to New Special Counsel with Prior Special Counsel Retaining One Collection File – Ms. Hartung informed the Board that all files have been forwarded to new special counsel except for one case in active litigation.

Ms. Hartung discussed the following resolutions from special counsel with the Board and reasons behind consideration for approval. Following discussion, upon a motion duly made by Director Johnston and seconded by Director Monahan, the Board unanimously approved the following:

Consider Approval of Amended and Restated Resolution Regarding Collection of Delinquent Fees and Charges from Special Counsel

Consider Approval of Amended and Restated Resolution Regarding Enforcement of the Governing Documents from Special Counsel

Consider Approval of Resolution Regarding Parameters for Certification of Covenant Charges

Director's Items

Neighborhood Asset Mapping Project – Director Johnston asked Ms. Hartung about subterranean ownership of areas within the District. The Board directed Ms. Hartung to research this matter and to report back to the Board.

Other Business

Director Monahan discussed earlier comments made by a homeowner regarding the Oktoberfest contribution by the district.

Public Comment
No further public comment was made.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously adjourned the meeting at 8:16PM.

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

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Secretary for the Meeting