

**I. ATTENDANCE & CALL TO ORDER**

Board members in attendance were Lisa Monahan, Kathy Morgan, Marty Liles, and Aaron Jones. Brent Johnston was in attendance via zoom. Also in attendance were Clint Waldron and Darah Fuller (White Bear Ankele Tanaka & Waldron), Curtis Bourgouin (CliftonLarsonAllen, LLP), Beau McMahon (Brightstar District Management), David Ford-Coats with Western Alliance Bank, and members of the public. The meeting was called to order at 6:00pm.

**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 Liles motions to approve, with a second by Director Monahan, upon vote, approved unanimously.

**IV. PUBLIC COMMENT**

- i. There was no public comment.

**V. LEGAL MATTERS**

- i. Ms. Fuller (WBA) presented the board with the 2026 Administrative Resolution. With a motion to accept from Director Liles, a second from Director Monahan, upon vote passed unanimously.
- ii. Ms. Fuller (WBA) presented the engagement letter with White Bear, Ankele Tanaka & Waldron to the board. With a motion to accept from Director Liles, a second from Director Morgan, upon vote passed unanimously.
- iii. Ms. Fuller (WBA) presented the board with a Resolution Establishing E-Bike Use Policy. The board requested this policy be updated to include all motorized items such as e-bikes, scooters, and golf carts. Ms. Fuller will have this updated and present it to the board at the next meeting. No further action.

**VI. FINANCIAL MATTERS**

- i. Mr. Bourgouin (CLA) presented unaudited financial statements of October 2025. With a motion to accept as presented by Director Liles, a second from Director Monahan, upon vote passed unanimously.
- ii. Mr. Bourgouin (CLA) asked the board to conduct the public hearing on the 2026 Budget and consider approval of the resolution adopting the budget. Director Monahan called the public hearing at 6:26pm. With a second by director Morgan, upon vote passed unanimously. Discussion was had about the budget and projects for 2026. With no further additional Director Monahan motion to adopt the 2026 budget as presented, a second by director morgan, upon vote passed unanimously. The public hearing was closed at 6:58pm.
- iii. Mr. Bourgouin (CLA) presented the board an audit engagement letter for 2025. A motion to accept from Director Liles, a second from Director Monahan, upon vote passed unanimously.
- iv. Mr. Bourgouin (CLA) presented the board with CLA's 2026 statement of work. A motion to accept by Director Monahan, seconded by Director Liles, upon vote passed unanimously.

- v. Mr. Bourgouin (CLA) and Mr. McMahon (Brightstar) introduced David, from Western Alliance Bank, one of Blackstone's Banking Partners. David discussed the need for the account opened by Brightstar on behalf of Blackstone to hold funds on a monthly basis. Explaining that allowing funds to sit in the account on a monthly basis will help to cover the costs to maintain the account. He discussed that it would also allow them to continue to cover fees for processing lockbox payment, allowing free payments via the website, and will meet the requirements with the treasury department for account transfers. David discussed the account would hold \$300,000 of the Districts funds and could be fully tracked/maintained by Mr. Bourgouin, and any board members. With a motion to approve from Director Monahan, a second by Director Liles, upon vote passed unanimously. The caveat arranged by the board is that the account would be set up under Mr. Bourgouin and CLA.

VII. **MANAGEMENT REPORT**

- i. The District Manager reviewed the ARC and Violation Reports for the month of October.
- ii. The District manager reviewed the management report stating the items that he has assisted with since the last board meeting.
- iii. Landscaping Updates – Mr. McMahon presented the landscaping report from Landtech. Director Liles would like to schedule a meeting with Ben Zand to discuss the water meter that was removed at the park. The board would also like Mr. McMahon to reach out to SavATree about the tree wraps that were placed on the tree
- iv. Project Updates
  - (1) Mailbox lighting – Mr. Waldron stated that due to the solar lights and the mailboxes being placed in the right of way. The District would need to file for permits with the City of Aurora. Mr. Waldron will forward Mr. McMahon vendors who can assist with the surveys and descriptions needed to have these filed. The board would also like to see about having the solar lights attached to the backside of the mailboxes.
- v. Clarification on Communications – Mr. McMahon asked the board to consider sending an email for any action items that need to be completed rather than a text message. This will help with streamlining and tracking items moving forward. Text messaging can be used to answer quick questions or concerns.

VIII. **CONSENT AGENDA**

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

- (i) Approve and Ratify Payment of Claims paid in the amount of \$12,359.01
- (ii) Approve October 30<sup>th</sup>, 2025 Special Meeting Minutes
- (iii) Approve October 30<sup>th</sup>, 2025 Regular Meeting Minutes
- (iv) Approve amended and restated resolution adopting a digital accessibility policy and designating Director Jones as the compliance officer.
- (v) Approve Special District Disclosure Notice Pursuant to 32-1-809, CRS.

IX. **COMMITTEE REPORTS**

i. **LANDSCAPING**

- (1) Director Liles discussed that Holiday lighting is up. And stated that the second fall clean up with be starting next week.
- (2) Director Liles asked the board to approve \$4000 for additional landscaping service. With a motion to approve from Director Monahan, a second from Director Jones, upon vote passed unanimously.

**ii. ARC COMMITTEE**

- (1) Director Monahan stated that she would like to schedule a time for the Committee to meet with The Connexion Group to continue to provide updated items for the community. Mr. McMahon will reach out to The Connexion Group and have something put on the calendar in January of 2026 after returning from the Holidays.

**iii. SOCIAL COMMITTEE**

- (1) Director Morgan would like to board to appoint Leslee Fangman to the committee. With a motion to accept from Director Monahan, a second from Director Jones, upon vote passed unanimously.

**iv. TECHNOLOGY COMMITTEE**

- (1) Website Updates - Director Jones commented on the current website with Streamline does not allow for customizations and is very limited on what they provide. He stated that he will be meeting with the Streamline account manager to learn additional options that the district might have.
- (2) Flock Updates - Director Jones stated that materials and scheduling from Flock are scheduled out 5months or more. He stated that the City also will take priority when supplies are restocked potentially pushing it out longer. Director Jones did state that the new software provides better performance, and quality night vision.

**ii. DIRECTORS MATTERS**

- (1) New Sign at Powhatan and County Line discussion. Director Monahan stated she will be scheduling a meeting with Director Liles and DaVinci Signs in January. No additional action was taken.

**iii. PUBLIC COMMENT**

- (1) A homeowner asked for an update on the Social Member Requirements. Mr. Waldron stated that his office will be drafting a letter to be sent out to all homeowners via email.

**iv. ADJOURNMENT**

- i. Upon motion made by Director Morgan, seconded by Director Johnston, upon vote, unanimously carried, the Board adjourned the meeting at 8:12pm.

Minutes approved: *Martin Liles*  
Martin Liles (Jan 27, 2026 08:34:33 MST)

Date: January 27, 2026