

BLACKSTONE METROPOLITAN DISTRICT

www.blackstonemetro.org

REGULAR MEETING OF THE BOARD OF DIRECTORS

Tuesday, September 17, 2024 | 6:00 pm

Blackstone Country Club (7777 South Country Club Parkway, Aurora, CO 80016)

<https://us06web.zoom.us/j/84534389769?pwd=3bakt0aAk0r7YGmCWkvkSxMeIF0K7x.1>

Meeting ID: 845 3438 9769

Passcode: BMD7777

Call-in Number: 1-719-359-4580

AGENDA

I. ATTENDANCE & CALL TO ORDER

Board Members:

Perry Deeds	President	Term to May 2025
Aaron Jones	Director	Term to May 2027
Lisa Monahan	Vice President	Term to May 2027
Marty Liles	Secretary	Term to May 2025
Brent Johnston	Treasurer	Term to May 2025

Management Representative: Beau McMahan (Brightstar)

District Consultants / Contractors: Clint Waldron (WBA), Curtis Bourgouin (CliftonLarsonAllen LLP), Ben Zand (Landtech), Streamline Representatives

II. DISCLOSURE OF CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. STREAMLINE (WEBSITE MAINTENANCE)

- a. Introduction to Streamline Team
- b. Website Discussions.

V. LANDSCAPE MAINTENANCE REPORT

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, Landtech
- b. Consider Work Orders/Proposals
- c. Status of 2024-2025 Snow Removal Contract
- d. Discuss Procedures for Snow Removal on City Streets
- e. Other Landscape Matters

VI. 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 it will refer the items for follow up. Please click on raise hand, during the time of Public Comment.

VII. FINANCIAL REPORT

- a. Review Unaudited Financial Statements (**enclosure**)
- b. Discuss District Fee Payment Options for Homeowners
- c. Discuss and Schedule Meeting to Discuss District Finances/Budget and Bonds
- d. Other Financial Matters

VIII. MANAGEMENT REPORT

- a. District Management Report
- b. Update on Management Transition
- c. Discussion Regarding Annual Meeting Dates

IX. 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 20, 2024 Meeting Minutes (**enclosure**)
- b. Approve and Ratify Payment of Claims in the amount of \$372,978.78 (**enclosure**) **PG 28**
- c. Ratify Work Order Nos. 1-4 with Landtech for Property Enhancements

X. COMMITTEE REPORTS

- a. Landscape Committee
- b. Architectural/Design Review
- c. Social Committee
- d. Website Committee - Discuss formation of committee open for community request to join

XI. LEGAL REPORTS

- a. Other Legal Matters

XII. DIRECTOR'S ITEMS

- a. Discuss Final Acceptance of Blackstone Entryways and Medians – Singing Hills Payment Discussion
- b. Discuss Lighting Bid from LMI (**enclosure**) **PG 29-31**
- c. Arborist Discussion
- d. Discussion around items posted on Website, accessibility issues.
- e. Golf Cart Discussions
- f. District Sign Update Discussion
- g. Discuss Board Packet Distribution Platforms
- h. Discuss District Sponsorship for Eagle Scout Project
- i. SDA Conference Report
- j. SARIA Discussion
 - i. Aaron independent council meeting update readout
 - ii. Additional insights from previous SARIA meetings.

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XIV. OTHER BUSINESS

XV. ADJOURNMENT