

BLACKSTONE METROPOLITAN DISTRICT
www.blackstonemetro.org
REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, June 17th, 2025 6:00pm
at
The Blackstone Country Club
7777 S. Country Club Pkwy, Aurora Co. 80016 &
VIA Zoom
<https://us06web.zoom.us/j/86071882587?pwd=wbAz6xabO6j6fGXJofc6SDYW39LfjZ.1>
Meeting ID: 860 7188 2587
Passcode: BMD7777

AGENDA

I. ATTENDANCE & CALL TO ORDER

Board Members:

| | | |
|-----------------------|----------------------------|-------------------------|
| Lisa Monahan | President | Term to May 2027 |
| Kathy Morgan | Vice President | Term to May 2029 |
| Brent Johnston | Treasurer | Term to May 2029 |
| Marty Liles | Secretary | Term to May 2027 |
| Aaron Jones | Assistant Secretary | Term to May 2029 |

District Consultants/Contractors:

| | |
|----------------------------|---|
| Clint Waldron (WBA) | White Bear Ankele Tanaka & Waldron |
| Curtis Bourgoquin | Clifton Larson Allen LLP |
| Beau McMahon | Brightstar District Management |
| Ben Zand | LandTech |

II. DISCLOSURE OF CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. CONSIDER ELECTION OF OFFICERS

V. LANDSCAPE MAINTENANCE REPORT (Enclosure) PGS 4-14

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, LandTech
- b. Consider Work Orders/Proposals
- c. Review Water Usage Tracking Report
- d. Update on Sav-A-Tree Work

VI. **PUBLIC COMMENT**

- a. 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 the items for follow up. Please click on raise hand during the time of Public Comment.

VII. **FINANCIAL MATTERS**

- a. Review Unaudited Financial Statements from May 2025 (**enclosure**) **PGS 15-29**

VIII. **MANAGEMENT REPORT**

- a. District ARC/Violation Report (**enclosure**)
- b. Management Report (**enclosure**) **PG 30**
- c. Project Updates:
 - i. Monument Lighting Project
 - ii. Mailbox Lighting Project

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 and Ratify Payment of Claims paid (**enclosure**) **PG 31**
- b. Approve May 22nd, 2025 Meeting Minutes (**enclosure**) **PGS 32-34**
- c. Ratify the 2024 Audit Engagement Letter with CLA (**enclosure**) **PGS 35-42**

X. **COMMITTEE REPORTS**

- a. Landscape Committee
- b. Architectural/Design Review
 - i. Designer Discussion – Zoom Meeting Scheduling
- c. Social Committee
 - i. 4th of July Celebration Discussion
 - ii. Appointment of Chair Member to the Committee
- d. Technology Committee
 - i. Zoom Meeting Discussion
 - ii. Flock Management
 - Appoint to the Technology Committee
 - Review new camera discussion (**enclosure**) **PGS 43-48**

XI. **LEGAL MATTERS**

- a. Other Legal Matters

XII. DIRECTOR'S ITEMS

- a. Consider 2026 Capital Projects Discussion
- b. Review and Approve Special Disclosure of Costs for Legal Services in Connection with Issuance of the Special Revenue Refunding and Improvement Bonds by SARIA. **(enclosure) PGS 49-51**
- c. Review and Approve Consent Regarding Transaction Based Conflict of Interest with Respect to the Issuance of the Bonds by SARIA. **(enclosure) PGS 52 - 60**
- d. Discuss and Consider for Approval of the Omnibus Certificate of the District. **(enclosure) PGS 61-67**
- e. Ratify Resolution Designating the District's Designated Representative the South Aurora Regional Improvement Authority Board of Directors. **(enclosure) PGS 68-69**

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XIV. OTHER BUSINESS

XV. ADJOURNMENT