

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BLACKSTONE METROPOLITAN DISTRICT**

HELD TUESDAY, APRIL 21, 2026 AT 6:00 P.M.

*Blackstone Country Club
7777 Country Club Pkwy.
Aurora, CO 80016*

The regular meeting of the Board of Directors of Blackstone Metropolitan District 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
Martin Liles, Secretary

One seat on the Board is currently vacant.

Also present were Clint C. Waldron, Esq. and Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgoquin, CliftonLarsonAllen, LLP, District Accountant; Lucas Nishimoto and Laura Reese, 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 6:00 p.m.

Conflict of Interest Disclosures

Mr. Waldron 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. Mr. Waldron 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. Mr. Nishimoto noted that the draft minutes from the February 17, 2026 Regular Meeting and the February 25, 2026 Special Meeting had been removed from the agenda because they were not drafted by the previous manager. Following discussion, upon a motion duly made by Director Liles and seconded by Director Monahan, the Board unanimously approved the agenda as amended.

Public Comment

A homeowner addressed the Board and presented photographs of a gate that had been installed in the community.

Financial Matters

Unaudited Financial Statements for the Period Ending March 31, 2026 – Mr. Bourgouin reviewed the unaudited financial statements for the period ending March 31, 2026 with the Board.

District Credit Card Holders Discussion – The Board confirmed Director Morgan and Director Johnston as authorized cardholders on behalf of the District. Following discussion, upon a motion duly made by Director Morgan and seconded by Director Monahan, the Board unanimously approved credit cards for all members of the Board.

Other Financial Matters – None.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of April 17, 2026, there were four architectural requests and thirty-one active violations.

Project Updates – Mr. Nishimoto reviewed estimates for repairs at Country Club Park in the amount of \$13,750.74 and at Canyon Park in the amount of \$7,972.70. Following discussion, upon a motion duly made by Director Morgan and seconded by Director Monahan, the Board unanimously accepted both proposals. The Board engaged in further discussion regarding instituting routine inspections of the parks to ensure ongoing maintenance.

Landscaping Report – Mr. Parrish and Mr. Crick of Environmental Designs, Inc. (EDI) presented proposals for detention pond drainage restoration, pond maintenance, and water meter reading. Counsel advised that Pond B and C has already been serviced. Mr. Parrish confirmed that the drainage restoration proposal would be revised to include only ongoing maintenance and that EDI would absorb the cost of water meter readings. Mr. Parrish and Mr. Crick reviewed progress for the season to date, including irrigation activation, preemergent application, and conservative watering due to drought conditions. Director Liles discussed wells located on District property that are not subject to formal drought regulations. Following discussion, upon a motion duly made by Director Liles and seconded by Director Johnston, the Board unanimously approved the

maintenance proposal for the detention ponds. Mr. Parrish and Mr. Crick also expressed interest in taking over arbor care services in the community.

Review and Discuss Proposals for Security – Mr. Nishimoto reviewed security proposals from Front Range Patrol, Citadel, and Metropolitan District Public Safety Group. Director Monahan addressed reported security issues throughout the community. Mr. Nishimoto reported that Blackstone Country Club has tentatively agreed to pay thirty percent of the costs, provided the proposal includes patrols of the clubhouse. Following discussion, upon a motion duly made and seconded, the Board unanimously tabled action on the security proposals and directed staff to schedule a special meeting at which each vendor will present its proposal, with public comment to follow.

Update on Flock Camera Installation – Mr. Nishimoto reported that the Flock cameras are currently on backorder. Following discussion, upon a motion duly made by Director Morgan and seconded by Director Monahan, the Board approved having counsel send a cancellation letter to the vendor. Director Johnston voted against the motion; the motion was approved by majority vote.

Update on Vacant Board Position – The Board tabled appointment to the vacant seat to the May 2026 meeting to allow all candidates to be interviewed prior to a decision.

Foreclosure Notice Discussion – Mr. Nishimoto reported that a foreclosure occurred within the District. The Board determined not to purchase the property from the lender.

Consent Agenda

Mr. Nishimoto reviewed the items on the consent agenda with the Board. Mr. Nishimoto advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. The Board removed items (a) and (b) from the consent agenda. Upon a motion duly made by Director Morgan and seconded by Director Johnston, the following items on the consent agenda were unanimously approved, ratified, and adopted:

1. Approval and Ratification of Claims paid from February 12, 2026 through March 11, 2026;
2. Ratification of Independent Contractor Agreement with KDM Industries, Full Spectrum Lighting Inc., for monument sign lighting;
3. Ratification of Independent Contractor Agreement with Environmental Designs, Inc., for 2026-2027 landscape maintenance services;
4. Ratification of Independent Contractor Agreement with THK Associates, Inc., for Hilltop Park pavilion design services;
5. Ratification of Work Order with Rocky Mountain Playground Services for repair and maintenance;
6. Independent Contractor Agreement with Environmental Designs, LLC, for snow removal services; and
7. Independent Contractor Agreement with Rocky Mountain Playground Services for playground inspections.

Following discussion, upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously approved increasing the frequency of playground inspections to a quarterly basis.

The February 17, 2026 Regular Meeting Minutes and the February 25, 2026 Special Meeting Minutes were removed from the consent agenda and tabled to a future meeting.

Committee Reports

Landscape Committee – Mr. Nishimoto reported that the turf treatment proposal from EDI will be updated with a new start date and that a \$2,300 credit will be applied. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Johnston, the Board unanimously approved the application of Essential G Turf and Soil Treatment. The Board also approved the application of Revive Turf and Soil Treatment as needed. Tree mapping will be obtained from SavATree for further discussion at a subsequent meeting.

Architectural/Design Review – Director Monahan discussed issues with paint color schemes and reported that nineteen schemes have been preapproved for the District. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously approved capping the number of approved paint schemes at twenty, with no mixing or matching of individual colors. The Board further directed management to implement a \$45 ARC submittal fee, with a minimum \$200 fee for review by consultants.

Social Committee – Director Monahan reported that two new members have been confirmed to the Social Committee, with Director Monahan serving as the Director liaison. The Committee is planning a community Fourth of July event with a proposed budget of \$10,000. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Liles, the Board unanimously approved the Fourth of July budget. Following further discussion, upon a motion duly made by Director Morgan and seconded by Director Monahan, the Board unanimously approved establishing a community email address for Social Committee correspondence. Following further discussion, upon a motion duly made by Director Morgan and seconded by Director Johnston, the Board unanimously approved the creation of a Facebook community page with comments disabled.

Technology Committee – Director Morgan discussed hybrid meeting technology and recommended an informational upgrade to the District's website.

Legal Matters

Director Liles inquired regarding the status of oil and gas drilling rights and the District's ability to acquire those rights. Counsel will follow up with the status. Director Morgan inquired regarding recent covenant and fee enforcement costs, which are reflected in the financial statements.

Other Legal Matters – None.

Director's Items

Aurora Stage 1 Water Restrictions – Discussed previously during the meeting.

Mailbox Lighting – Management will conduct a nighttime site drive to identify locations that would benefit from additional lighting.

Hilltop Park Shelter – The Board expressed interest in hosting a special meeting to review the design and obtain feedback from the community.

Perimeter Fencing Evaluation – The Board engaged in discussion regarding the absence of fencing from Smoky Hill Road to the first block of homes and its potential effect on the neighborhood's aesthetic. The matter will be reviewed at a subsequent meeting.

Monument Sign – Counsel reported that no permitting is required from Douglas County and that Full Spectrum Lighting's proposal will be received shortly. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously approved Yesco's proposal for the monument sign.

Canyon Park Playground Replacement – The Board directed management to obtain proposals for replacement of the Canyon Park playground for consideration at the May 2026 meeting.

Other Business

The Board requested an update on the collection policy drafted by Altitude Law and directed the Landscape Committee to publish three xeriscaping options for ARC processing. Counsel will provide a draft park rental policy for the Board's review, in light of consistent demand for park rentals within the District.

Public Comment

No additional public comment was permitted due to time constraints.

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 8:13 p.m.

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

Martin Liles
Martin Liles (May 21, 2026 11:21:52 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 19th day of May, 2026.