

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

**HELD WEDNESDAY, FEBRUARY 25, 2026 AT 5:36 P.M.**

*VIA TELECONFERENCE*

The special 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; Beau McMahan, 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 5:36 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.

**Approval of Agenda**

The Board reviewed the proposed agenda. The Board added a discussion of paint colors to Section VIII. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

**Consent Agenda**

Mr. McMahon reviewed the items on the consent agenda with the Board. Mr. McMahon advised the Board that any item may be removed from the consent agenda to the regular 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 Morgan and seconded by Director Monahan, the following item on the consent agenda was unanimously ratified and adopted:

1. Resolution Designating the District's Designated Representative to the SARIA Board.

### **Director's Items**

2026-2027 Landscaping Proposals – Director Liles reviewed the comparison of proposals received and discussed potentially removing specialty service line items. The Board engaged in discussion regarding the financial terms of the proposals and the references received for Environmental Designs, Inc. (EDI). Following discussion, upon a motion duly made and seconded, the Board unanimously accepted EDI's proposal for landscape maintenance, conditioned on EDI revising the proposal to remove the irrigation line items and to include flowers, holiday lighting, and ad hoc snow removal. Following further discussion, upon a motion duly made and seconded, the Board unanimously authorized counsel to send a notice of termination to ELCI.

Monument Sign Proposals – The Board reviewed two proposals for the Powhatan/County Line monument sign. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Yesco's proposal and designated Director Liles as the Board's representative to the vendor for the project. Following further discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Full Spectrum Lighting for the monument sign lighting in an amount not to exceed \$52,700.

Park Inspections by Rocky Mountain Playground Services – The Board engaged in discussion regarding increasing the frequency of park inspections. Management will obtain additional proposals for the Board's consideration.

Technology Committee Appointment – Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Morgan as Chair of the Technology Committee. The Board also engaged in discussion regarding a potential new website vendor and the contract with Flock Safety.

Storage Locker Discussion – The Board engaged in discussion regarding current storage arrangements for Social Committee materials and holiday decorations. Following discussion, upon a motion duly made and seconded, the Board unanimously approved renting an additional storage unit.

Moody's Downgrades Discussion – Mr. Bourgoiu discussed the recent Moody's downgrades with the Board.

Credit Card Discussion – The Board engaged in discussion regarding authorized users of the District’s credit card.

Other Director’s Items – None.

**Manager Items**

Board Vacancy Update – Mr. McMahon reported that two applications for the vacant Board seat have been received. Management will send a follow-up communication encouraging additional candidates to apply.

Irrigation Mapping Discussion – Mr. McMahon reported that no complete irrigation mapping currently exists. The Board engaged in discussion regarding obtaining mapping through EDI and SavATree, and regarding cost-sharing arrangements with the golf course.

**Other Business**

Paint Colors Discussion – The Board engaged in discussion regarding current paint schemes, reviewed a proposed paint scheme submitted by an owner, and discussed whether a complete set of twenty schemes is advisable.

**Public Comment**

Members of the public addressed the Board. Topics raised included a proposal to share the cost of community security cameras with the country club; community paint color schemes; and a homeowner offering to assist with virtual meetings. Director Morgan requested to be excused from the April meeting due to international travel. Management was directed to obtain a quote from the Connexion Group.

**Adjournment**

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting at 7:38 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.