

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
July 16, 2024 | 6:00 pm
Blackstone Country Club
7777 South Country Club Parkway, Aurora, CO 80016
www.blackstonemetro.org
AGENDA

I. ATTENDANCE & CALL TO ORDER

Board Members:

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

Management Representative: Jordan Devine (Westwind)

District Consultants / Contractors: Clint Waldron (WBA), Curtis Bourgoquin (CliftonLarsonAllen LLP), Ben Zand (LandTech)

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. LANDSCAPE REPORT

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, LandTech (**enclosure**; p.2-12)
 1. Consider Proposal for Sod Installation at Monahan (**enclosure**; p.13-16)

V. 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. For in-person meetings, please sign in. For virtual meetings, please click on raise hand, during the time of Public Comment.

VI. MANAGEMENT DISCUSSION

- a. Acknowledge Termination Letter from Westwind
- b. Discuss District Management Proposals from Public Alliance, AdvanceHOA and Brightstar

- c. Discuss Proposal(s) for Billing Services
- d. Discuss Proposal(s) for Covenant Enforcement and ARC Services
- e. Consider Award of Contract(s) for Management, Billing, and Covenant Enforcement/ARC

VII. FINANCIAL REPORT

- a. Review Unaudited Financial Statements (**enclosure**; p.18-32)
- b. 1st Bank Paperwork
- c. Other Financial Matters

VIII. MANAGEMENT REPORT

- a. District Management Report (**enclosure**; p.34-37)
- b. Consider Proposals for Arborist Services (**to be distributed**)
- c. Westwind Operations Summary (**enclosure**; p.38)
- d. Westwind Delinquency and Compliance Report (**to be distributed under separate cover**)
- e. Fee Waiver Requests (**to be distributed under separate cover**)
- f. Other Management Matters

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 April 16, 2024, Special Meeting Minutes (**enclosure**; p.40-43)
- b. Approve June 11, 2024, Special Meeting Minutes (**enclosure**; p.44-47)
- c. Approve and Ratify Payment of Claims in the amount of \$59,742.87 (**enclosure**; p.48)
- d. Approve Singing Hills Change Order Nos. 6 & 7 (**to be distributed**)

X. COMMITTEE REPORTS

- a. Landscape Committee
 - 1. Capital Projects
 - i. Median and Entryway Project Update
- b. Architectural / Design Review
 - 1. Consider Committee Appointments
- c. Social (**enclosure**; p.50-51)
- d. Website Committee

XI. LEGAL REPORT

- a. Other Legal

XII. DIRECTOR'S ITEMS

- a. Discuss Scheduling Community Meeting to Discuss District Debt and Financial Matters
- b. Discuss Landscape and Perimeter Lighting

- c. Discuss Water Fountains or Water Stations in Parks
- d. Discuss District Letterhead which includes Director's Signature
- e. Discuss Vision/Mission Statement

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XIV. OTHER BUSINESS

XV. ADJOURNMENT