

***Blackstone Metropolitan District***  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**MINUTES**

**July 21, 2022**

**I. ATTENDANCE & CALL TO ORDER**

Board Members in attendance were Shawn McGoff, Lee McCall, Rick Schroder and Perry Deeds

Others in attendance were Sabrina Lopez (Westwind), Clint Waldron (WBA), and Ben Zand (LandTech), plus 11 members of the public were present.

The meeting was called to order at 6:04 pm by President, Shawn McGoff.

**II. DISCLOSURE OF ANY CONFLICTS OF INTEREST** – There were no conflicts to disclose.

**III. AGENDA REVIEW / UPDATES OR APPROVAL** - There were no proposed changes to the agenda; it was accepted as presented.

**IV. PUBLIC COMMENT**

The public present expressed frustration in understanding when action is taken by management on violations. There was discussion on including a report to identify what type of violations are in the community. This report should include open and closed violation types so owners can see what the common violations are and how many are being sent.

Also discussed was a DRC request submitted for xeriscaping, dead tree violations and homes being painted without prior approval and in the incorrect color scheme.

There was a question about payment being split with the country club to repair the fencing at the corner of Blackstone and Country Club Pkwy, the cost was split as there is an easement but there is still a question about who owns the fence which is currently under review.

**V. CONSENT AGENDA**

A motion was duly made by Bret Erickson, seconded by Lee McCall, and unanimously carried, to approve and ratify the consent agenda items as follows:

Regular Meeting Minutes of the Board – May 19, 2022

**VIII. GUESTS & CORRESPONDENCE**

Account #86156 – The owner is asking for a waiver to not have to replace the tree. The board suggested that management ask the districts tree vendor for standards on tree installs and to also add

to the website as a reference. A motion was duly made by Lee McCall, seconded by Perry Deeds and unanimously carried to deny the request for waiver providing the owner with further education on tree maintenance.

## **IX. COMMITTEE REPORTS**

### Landscape

Tree installs - are in process with about 50 trees going in along Blackstone and 35 throughout the district. Other items in progress include electrical work, outlets and lights. In the upcoming week the tall grasses will be trimmed down to help improve visibility. Beauty bands along fence lines will be done next week as well. Weeds throughout are being treated but it doesn't seem to be working. Ben will meet with the crew to figure out why it is not working and why there are so many weeds, crab grass and thistle.

Boulders – The board reviewed the bid from LandTech to install boulders at the corners being driven over, the Landscape committee will review and let us know if we need them.

Hilltop Park Tree Proposal – Dead trees will be removed for now for \$7,500. They can start and finish this within a month upon approval. A motion was duly made by Rick Schroder, seconded by Lee McCall and unanimously carried to accept the proposal from LandTech for \$7,500 to remove the dead trees at Hilltop Park.

Native Seeding and Weeds – Ben reported that they can have a truck out to spray native seed in the areas it is needed. September is an ideal time to do this. The areas to be done are Hilltop and Country Club Parks. There was a request to add in the area at County Line and Monaghan. A motion was duly made by Rick Schroder, seconded by Lee McCall and unanimously carried to accept the native seed spraying at the areas noted NTE \$15,000.

Missing plant material - was discussed and includes 800 shrubs and 3800 grasses along the exterior of the District with replacement coming in at around \$130,000. LandTech presented this to the landscape committee. The committee is still discussing how to proceed with this and will present a plan and a test site option for other type of landscape material to use when replacing the missing material. LandTech will begin counting the missing landscape material inside of the District as well.

Maintenance concerns included dead grass throughout the District and a request to check irrigation and areas of concern. The landscape committee and LandTech will drive the community to review areas of concern.

[Landscape contractor excused]

Advisory – No report.

### Architectural / Design Review

Rachel Lee, the District's Consulting Architect provided a proposal with 60 color schemes to add to the paint color selections for the District. A motion was duly made by Shawn McGoff to approve 60 more paint color selections. There was no second to this motion, therefore the motion failed.

Design Guidelines Revisions – A motion was duly made by Shawn McGoff, seconded by Bret Erickson and unanimously carried to accept the Design Guidelines as revised with the removal of section 2.43 (e) and correct time frame to 45 days for Design Review.

#### Security / Safety

The board reviewed the proposal from Flock Safety for License Plate Readers at the entry ways. A motion was duly made by Lee McCall, seconded by Shawn McGoff and unanimously carried to accept the proposal from Flock Safety to install 10 license plate reader cameras for \$27,500 year with a \$350 one time install charge per camera and then \$24,000 each year after. Once approval is received, they will take about 6 weeks to install the license plate readers. The landscape committee will assist in identifying proper placement.

#### Social

Event Ideas and Planning – Lee reported on the garage sale, inquiry to owners about if they joined or if they want to do this again. The community dumpster following the garage sale was overloaded. It got so full the trash company wouldn't take it and the District had to hire another vendor to come in and remove items before Waste Management would take the dumpster. There was no consideration of this, and the dumpster may likely not be offered for future garage sale events as a result. The 4<sup>th</sup> of July parade was a huge success! It was a great way to have the kids celebrate. The committee will continue this event going forward. Upcoming events include the holiday toy drive, family concert/picnic at Hilltop Park on September 17<sup>th</sup>. A save the date will be sent out soon. The event includes a bouncy house, face paintings, food trucks, a band, gift certificates for food and is a BYOB event. There was a question if there will be a budget line to clean the park after the events with the response being yes, the committee is working on this.

#### Website

A general email for the board was created and added to the website in place of individual emails and an option to add email addresses for email notification for the public is now available on the website. This is being done through constant contact.

### **X. FINANCIAL REPORT**

CLA provided the June financials – Curtis Bourgoon was not present, but the financials were briefly reviewed.

Discuss Status of 2021 Audit – An audit extension is being requested. The board would like to know why we need an extension and who is holding up the audit. A motion was duly made by Lee McCall, seconded by Perry Deeds, and unanimously carried to accept the audit extension as requested but would like further clarification as to why the extension is needed.

Other Financial Matters – None.

### **XI. LEGAL REPORT**

There is an Oil and Gas Company proposing to enter in a lease with the District. Clint Waldron stated that they are asking for an information packet to present to the board for review. Discussion took place regarding individual mineral rights and calls being made to the owners asking if they wish to sell those rights. Ultimately the District cannot make the decision for the owners as the mineral rights are owned by the lot owner.

## **XII. MANAGEMENT REPORT**

Management Report – The management report was presented to the Directors. Shawn McGoff asked about the trash service offering extra containers since extra items placed outside of the trash containers will no longer be taken. Discussion on the contract providing that up to (10) additional trash bags and bundled wood would be picked up and this no longer being offered. The contract is up for renewal and are other companies are likely going in the same direction. The trash service contract is coming up for renewal and the board would like to shop this contract. The request for proposal should include trash and recycling picked up weekly with 2 bulk pickups for the individual owners, no fuel surcharges or other charges. Price should be all inclusive. Also identify if there is a charge to pick up the containers if the contract terminates.

Golf Carts – City of Aurora has identified that no golf carts are allowed on the city streets and there is no variance being considered for this.

Delinquencies – The board reviewed the delinquencies

Who to contact at Westwind was Discussed. Owners should contact the Community Administrator, for general information and inquires including work orders and DRC requests as well as enforcement, the Accountant for any account questions and payment inquiries and the District Manager for all board/vendor related matters.

## **XIII. CAPITAL PROJECTS**

Update on Capital Projects Status

Park Signs – Permits are in and sign locates are being done. Landscape design is still being worked through with the city. The city is asking for civil engineering to be done.

Landscape Design (entrances, medians) – Bret Erickson reported that surveyors are to come out.

Lighting at Country Club and Hilltop Parks – The lighting has been finished at Country Club Park. Trenching is completed and Landtech seeded and irrigated. Leveling and replacing sod will need to be done. Further discussion with Maria Elena on the work being done will take place before sod is replaced.

## **XIV. DISTRICT MEMBERSHIPS / REPRESENTATIVE REPORTS**

SARIA – Shawn McGoff reported that lots of things are on hold, the C-470 bridge is being done but they are under pressure for funding along with the city. The master plan will have to come back to the board for additional work.

Wheatlands Park and Rec - Perry Deeds reported that there has been no communication yet from Wheatlands Park and Rec. It was noted that senior citizens can join for free with an AARP plan. Clint Waldron will email them and add Perry Deeds to the correspondence so he can be involved.

**XV. PUBLIC COMMENT**

Members of the public had questions about golf course maintenance at Mineral, the club is still researching documents on where responsibility lies for this area. Clint Waldron will ask if the District can maintain it for now. The vacant lot owned by the city will be maintained through an agreement with parks and recs. The right of way landscape is the fire stations to maintain. The District is currently watering this lot. There is a question about who should maintain the right of way, code says City, but they are trying to push this back to the District. So, there are some items that need clarification still.

Who sets the tax rate for the country club, it is the same, uniform mill levy for both owners and club.

Street trees dying is an issue, the board suggested that owners hire an arborist to find out what is happening and why they are dying.

**XVI. ADJOURNMENT** – A motion was duly made by Bret Erickson, seconded by Lee McCall and unanimously carried to adjourn the public meeting at 8:40 pm.