

LANDSCAPE REPORT

July 2024 Monthly Report

Sunday, July 7, 2024

Prepared For Blackstone Metropolitan District



Item 1

Blackstone monument sign.



Item 2

Smokey Hill entrance on 7/5/2024. Sod damage is a leftover from entryway work by others.



Item 3

Flowers by the mineral entrance.



Item 4

View of a median along Blackstone pkwy.



Item 5

View of a median by the Mineral and Blackstone pkwy roundabout.



Item 6

Canyon Park on 7/5/2024.



Item 7

Country Club Park on 7/5/2024.



Item 8

Hilltop Park on 7/5/2024. Irrigation check has been scheduled.



Item 9

Native grass along the Smokey Hill perimeter. This was the first of your 2 yearly native mows and it was completed on 6/24/2024.



Item 10

More native grass that was mowed. This is along the “water tank hill” by the Country Club Park.



Item 11

Final portion of this year's flowers. These were installed on 6/27/2024 in the areas designated on the entryway rework installation project. This is "area 4" on the project and it is located on the east side of the Mineral and Blackstone pkwy roundabout.



Item 12

More flowers in this area.



Item 13
Same as above.



Item 14
Same as above.



Item 15

Two pedestal pots were installed with irrigation on 6/28/2024 at the Smokey Hill entrance.



Item 16

The other pedestal pot.



Item 17

Raised circular planter was also recently installed. An irrigation leak from the entryway rework project prevented us from planting here earlier.

Item 18

Ongoing Services:

- Weekly servicing of the community, includes dog stations.
- Weekly irrigation checks/repairs and additional weed spraying.
- Monthly beauty band mowing of native grass.

Completed services:

- Final phase of spring flowers has been installed.
- Full mow of the native grass around the community.
- Native weed control was performed in June.

Upcoming Services:

- Next round of fertilization for the grass will happen on 7/9/2024, weather dependent of course.
- A second prune of the property will happen this summer.

Other:

- I completed my map for you all of the new and warranty trees around the community. Let me know the direction from there please on the new trees.
 - I also broke down the proposal for the sod at the Monaghan entrance further for you all, and I believe it is been determined it is district maintained. Let me know if we are approved to proceed with that work.
 - Perry and I spoke about replacing the native grass with Kentucky Bluegrass at the eastern entrance to the Hilltop Park. Would you like a proposal for this for the August meeting?
-

Sod and Irrigation Installation at the Monaghan Entrance

Date 6/26/2024
Customer Jordan Devine | Westwind Management | 27 Inverness Drive East | Englewood, CO 80112
Property Blackstone Metro District | 7777 S. Country Club Pkwy | Aurora, CO 80016
Billing Email curtis.bourgouin@claconnect.com

Dear Jordan,

Landtech has provided the price below to demo the existing native on the north side of the sidewalk on the northern portion of the Monaghan entrance, install irrigation in this area (which includes adding in an irrigation valve and an expansion module on the irrigation controller in this area), amend the soil by tilling in compost, bringing the area to grade, and installing approximately 3,500 SF of Kentucky Bluegrass Sod. This proposal also includes installing approximately 280 LF of rolled top steel landscape edging to help separate the new sod from the existing native grass. A scope of work image is included, the green areas are where the existing native will be demoed and replaced with new Kentucky Bluegrass sod, and the red line is where the landscape edger will go.

Please note that a 60-day workmanship warranty is included for the sod installation. Additionally, we will be required to water multiple times a day for at least 3 weeks after the sod is installed and this will result in an increase in the water bill.



Description

Demo of Existing Landscaping

Items	Quantity	Unit	
Demo of Existing Landscaping & Dump Fees	1.00	Flat	
			Demo of Existing Landscaping: \$1,955.00

Irrigation Modifications

Items	Quantity	Unit	
Irrigation Modification - New Laterals, Heads, Control Valve, & Expansion Module for Irrigation Controller	1.00	Flat	
			Irrigation Modifications: \$6,885.00

Soil Preperation

Items	Quantity	Unit	
Importing Compost, Tilling Compost, & Bringing the Area to Grade	1.00	Flat	
			Soil Preperation: \$1,975.00

Edging & Pins

Items	Quantity	Unit	
Installation of Edging & Pins	1.00	Flat	
			Edging & Pins: \$1,510.00

Installation of Kentucky Bluegrass

Items	Quantity	Unit	
Delivery and Installation of ~3,500 SF of Kentucky Bluegrass	1.00	Flat	
			Installation of Kentucky Bluegrass: \$5,750.00

PROJECT TOTAL: \$18,075.00

Terms & Conditions

We appreciate your time in considering Landtech Contractors, LLC. for this project. If you should have any questions or require additional information, please do not hesitate to call. Price will be honored for 30 days from proposal date. Sales tax will be charged on selling price of all materials at local rates unless tax exempt.

By _____

Ben Zand

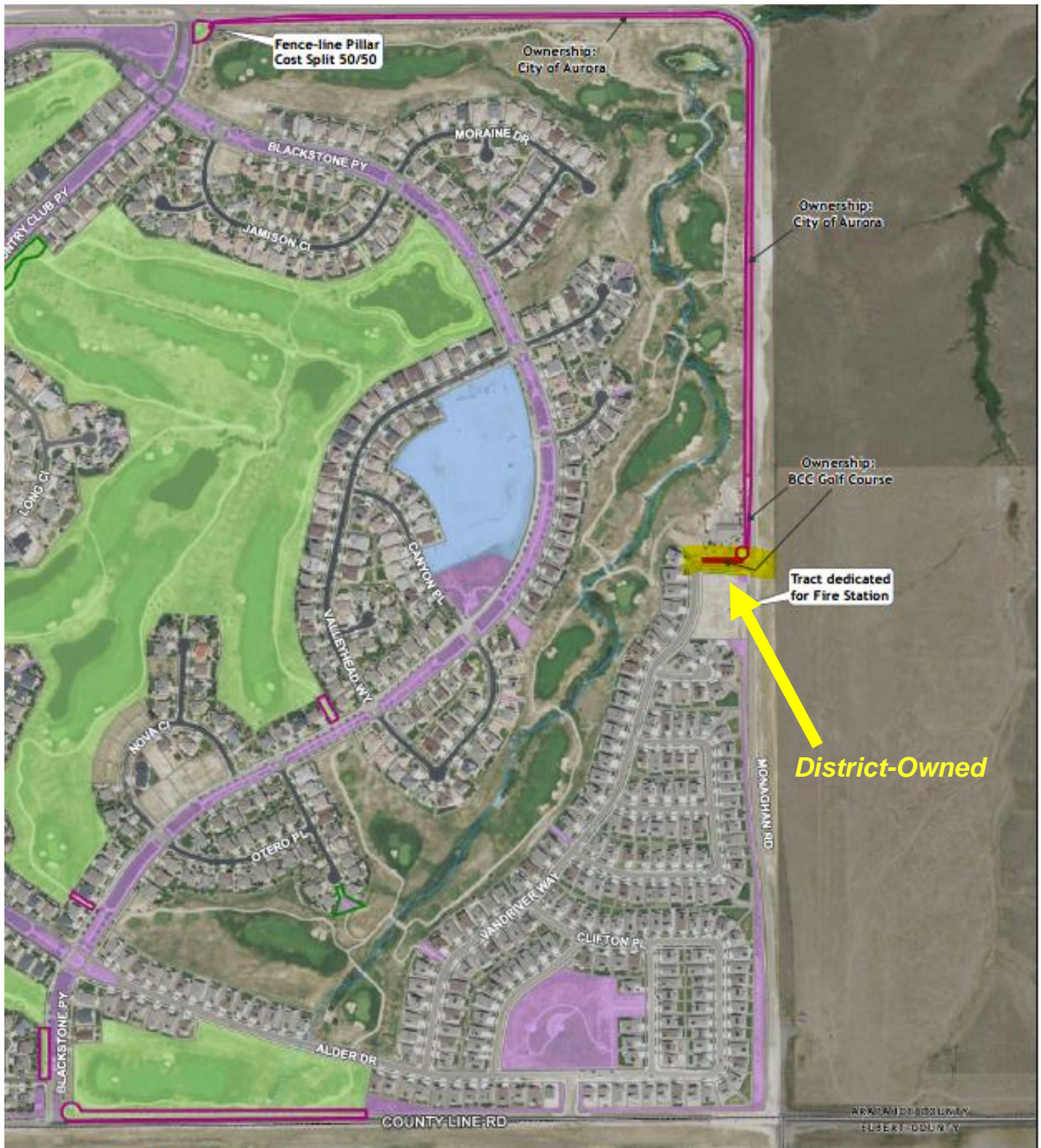
Date 6/26/2024

Landtech Contractors, LLC

By _____

Date _____

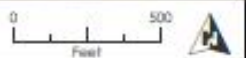
Blackstone Metro District



Tract Maintenance		Tract Ownership	
	Blackstone MD		Blackstone MD
	BCC Golf Course		BCC Golf Course
	Cherry Creek School District		County Tract
	City of Aurora		

Note: All areas to map extent without maintenance designation are assumed to be maintained by the tract ownership entity.

References: USDA (2021), Arapahoe County Assessor (2022)



CORE Project #: 22-029 Date: 4/6/2022

CORE	LAND DEVELOPMENT	DATE: 03/29/2022
	DESIGN	DWG NUMBER: 10-0100
	ISSUED: 03/29/2022	DWG NO: 0004

FINANCIAL REPORT

BLACKSTONE METROPOLITAN DISTRICT
FINANCIAL STATEMENTS
JUNE 30, 2024

Blackstone Metro District
Balance Sheet - Governmental Funds
June 30, 2024

	<u>General</u>	<u>Special Revenue</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Projects - Regional Improvement</u>	<u>Total</u>
Assets						
Checking Account	\$ 12,718.12	\$ 30,533.82	\$ 450.00	\$ 24,253.81	\$ -	\$ 67,955.75
Colostrust	2,741,622.03	19,088.20	2,046,467.76	533,908.70	43,362.70	5,384,449.39
Accounts Receivable	-	99,362.43	-	-	-	99,362.43
Receivable from County Treasurer	597,763.48	-	485,915.77	-	136,543.60	1,220,222.85
Total Assets	<u>\$ 3,352,103.63</u>	<u>\$ 148,984.45</u>	<u>\$ 2,532,833.53</u>	<u>\$ 558,162.51</u>	<u>\$ 179,906.30</u>	<u>\$ 6,771,990.42</u>
Liabilities						
Accounts Payable	\$ 15,551.02	\$ 36,521.94	\$ 450.00	\$ 25,236.31	\$ 31,839.27	\$ 109,598.54
Retainage Payable	-	-	-	82,926.20	-	82,926.20
Due to SARIA	-	-	-	-	148,067.03	148,067.03
Prepaid assessments	-	96,003.17	-	-	-	96,003.17
Total Liabilities	<u>15,551.02</u>	<u>132,525.11</u>	<u>450.00</u>	<u>108,162.51</u>	<u>179,906.30</u>	<u>436,594.94</u>
Fund Balances	<u>3,336,552.61</u>	<u>16,459.34</u>	<u>2,532,383.53</u>	<u>450,000.00</u>	<u>-</u>	<u>6,335,395.48</u>
Liabilities and Fund Balances	<u>\$ 3,352,103.63</u>	<u>\$ 148,984.45</u>	<u>\$ 2,532,833.53</u>	<u>\$ 558,162.51</u>	<u>\$ 179,906.30</u>	<u>\$ 6,771,990.42</u>

Blackstone Metro District
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending June 30, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,529,464.00	\$ 1,490,261.22	\$ 39,202.78
Specific ownership taxes	91,768.00	99,406.95	(7,638.95)
Interest income	81,500.00	61,387.32	20,112.68
Total Revenue	<u>1,702,732.00</u>	<u>1,651,055.49</u>	<u>51,676.51</u>
Expenditures			
Accounting	60,500.00	29,548.85	30,951.15
Auditing	6,500.00	-	6,500.00
County Treasurer's Fee	22,942.00	23,022.24	(80.24)
Directors' fees	6,000.00	1,700.00	4,300.00
Director and meeting expense	2,000.00	-	2,000.00
Insurance	40,000.00	34,125.00	5,875.00
Legal	77,000.00	25,326.04	51,673.96
Miscellaneous	2,000.00	714.38	1,285.62
Payroll taxes	459.00	130.05	328.95
Website	1,500.00	2,276.76	(776.76)
Contingency	27,099.00	-	27,099.00
Total Expenditures	<u>246,000.00</u>	<u>116,843.32</u>	<u>129,156.68</u>
Other Financing Sources (Uses)			
Transfers to other fund	(1,262,233.00)	(30,314.75)	(1,231,918.25)
Total Other Financing Sources (Uses)	<u>(1,262,233.00)</u>	<u>(30,314.75)</u>	<u>(1,231,918.25)</u>
Net Change in Fund Balances	194,499.00	1,503,897.42	(1,309,398.42)
Fund Balance - Beginning	1,941,491.00	1,832,655.19	3,148,369.81
Fund Balance - Ending	<u>\$ 2,135,990.00</u>	<u>\$ 3,336,552.61</u>	<u>\$ 1,838,971.39</u>

Blackstone Metro District
Special Revenue Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending June 30, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Operations fee (homeowners)	\$ 609,180.00	\$ 287,484.42	\$ 321,695.58
Operations fee (vacant lots)	2,976.00	9,526.00	(6,550.00)
Working capital	30,000.00	8,165.00	21,835.00
Design review fees	4,000.00	775.00	3,225.00
Legal collection fees	15,000.00	16,044.07	(1,044.07)
Violations and late fees	10,000.00	2,366.14	7,633.86
Interest income	800.00	672.68	127.32
Other revenue	10,000.00	9,618.91	381.09
Total Revenue	<u>681,956.00</u>	<u>334,652.22</u>	<u>347,303.78</u>
Expenditures			
Facilities management - contract	53,000.00	22,075.00	30,925.00
Facilities management - costs	25,000.00	7,512.21	17,487.79
Miscellaneous	5,000.00	1,739.02	3,260.98
Security	24,000.00	-	24,000.00
Irrigation repairs and improvements	50,000.00	2,455.13	47,544.87
Landscape improvements	50,000.00	-	50,000.00
Landscape maintenance - contract	399,900.00	133,300.00	266,600.00
Tree and shrub maintenance	25,000.00	-	25,000.00
Snow removal	35,000.00	-	35,000.00
Grounds maintenance	25,000.00	4,989.92	20,010.08
Holiday lighting	25,000.00	507.00	24,493.00
Lighting	10,000.00	2,247.00	7,753.00
Playground inspection and repairs	10,000.00	2,750.00	7,250.00
Water	160,000.00	48,620.62	111,379.38
Gas and electric	22,000.00	7,013.80	14,986.20
Community activities	60,000.00	17,819.94	42,180.06
Design review	10,000.00	2,500.00	7,500.00
Legal - collections	40,000.00	10,824.59	29,175.41
Trash collection	174,000.00	87,184.45	86,815.55
Contingency	37,100.00	-	37,100.00
Total Expenditures	<u>1,240,000.00</u>	<u>351,538.68</u>	<u>888,461.32</u>
Other Financing Sources (Uses)			
Transfers from other funds	563,144.00	-	563,144.00
Total Other Financing Sources (Uses)	<u>563,144.00</u>	<u>-</u>	<u>563,144.00</u>
Net Change in Fund Balances	5,100.00	(16,886.46)	21,986.46
Fund Balance - Beginning	20,400.00	33,345.80	6,154.20
Fund Balance - Ending	<u>\$ 25,500.00</u>	<u>\$ 16,459.34</u>	<u>\$ 28,140.66</u>

SUPPLEMENTARY INFORMATION

Blackstone Metro District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending June 30, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,246,230.00	\$ 1,208,502.96	\$ 37,727.04
Specific ownership taxes	74,774.00	35,583.91	39,190.09
Interest income	66,500.00	56,690.36	9,809.64
Total Revenue	<u>1,387,504.00</u>	<u>1,300,777.23</u>	<u>86,726.77</u>
Expenditures			
County Treasurer's Fee	18,693.00	13,028.98	5,664.02
Paying agent fees	450.00	450.00	-
Bond interest	1,068,125.00	534,062.50	534,062.50
Bond principal	500,000.00	-	500,000.00
Contingency	12,732.00	-	12,732.00
Total Expenditures	<u>1,600,000.00</u>	<u>547,541.48</u>	<u>1,052,458.52</u>
Net Change in Fund Balances	(212,496.00)	753,235.75	(965,731.75)
Fund Balance - Beginning	1,768,482.00	1,779,147.78	1,690,980.22
Fund Balance - Ending	<u>\$ 1,555,986.00</u>	<u>\$ 2,532,383.53</u>	<u>\$ 725,248.47</u>

Blackstone Metro District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending June 30, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 22,000.00	\$ 14,068.12	\$ 7,931.88
Total Revenue	<u>22,000.00</u>	<u>14,068.12</u>	<u>7,931.88</u>
Expenditures			
Legal	15,000.00	-	15,000.00
Capital outlay	500,000.00	-	500,000.00
Entryways/roundabouts	-	44,382.87	(44,382.87)
Total Expenditures	<u>515,000.00</u>	<u>44,382.87</u>	<u>470,617.13</u>
Other Financing Sources (Uses)			
Transfers from other funds	699,089.00	30,314.75	668,774.25
Total Other Financing Sources (Uses)	<u>699,089.00</u>	<u>30,314.75</u>	<u>668,774.25</u>
Net Change in Fund Balances	206,089.00	-	206,089.00
Fund Balance - Beginning	450,000.00	450,000.00	450,000.00
Fund Balance - Ending	<u>\$ 656,089.00</u>	<u>\$ 450,000.00</u>	<u>\$ 656,089.00</u>

Blackstone Metro District
Fund Financials - Capital Projects - Regional Improvement Fund
Fund Balances - Budget and Actual
For the Period Ending June 30, 2024

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
Revenues			
ARI - Aurora Regional Improvement Tax	\$ 353,816.00	\$ 347,865.63	\$ (5,950.37)
Total Revenue	<u>353,816.00</u>	<u>347,865.63</u>	<u>(5,950.37)</u>
Expenditures			
County Treasurer's Fee	5,307.00	10,296.76	4,989.76
Regional mill levy - Payment to SARIA	348,509.00	337,568.87	(10,940.13)
Total Expenditures	<u>353,816.00</u>	<u>347,865.63</u>	<u>(5,950.37)</u>
Net Change in Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Blackstone Metropolitan District
Schedule of Cash Position
June 30, 2024
Updated as of July 8, 2024

	<u>General Fund</u>	<u>Special Revene Fee Fund</u>	<u>Debt Service Fund GO Bonds</u>	<u>Capital Projects Fund</u>	<u>Capital Projects Regional Imprvmt</u>	<u>Total</u>
<u>1st Bank - Checking</u>						
Balance as of 06/30/2024	\$ 12,718.12	\$ 30,533.82	\$ 450.00	\$ 24,253.81	\$ -	\$ 67,955.75
Subsequent activity:						
07/02/24 - Bill.com Payment	(8,223.09)	(5,309.63)	(450.00)	(3,524.00)	-	(17,506.72)
07/02/24 - Public Storage Autopay	-	(169.00)	-	-	-	(169.00)
07/02/24 - Aurora Water Autopay	-	(4,365.88)	-	-	-	(4,365.88)
07/08/24 - Transfer for HOA	-	50,000.00	-	-	-	50,000.00
<i>Anticipated Bill.com Payment</i>	(5,327.93)	(33,101.16)	-	(21,712.31)	(31,839.27)	(91,980.67)
<i>Anticipated Transfer from Colotrust</i>	12,178.23	15,000.00	-	982.50	31,839.27	60,000.00
<i>Anticipated Balance</i>	<u>11,345.33</u>	<u>52,588.15</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>63,933.48</u>
 <u>Colotrust - Savings Account</u>						
Balance as of 06/30/2024	\$ 2,741,622.03	\$ 19,088.20	\$ 2,046,467.76	\$ 533,908.70	\$ 43,362.70	\$ 5,384,449.39
Subsequent activity:						
07/08/24 - Property Taxes	597,763.48	-	485,915.77	-	136,543.60	1,220,222.85
Surplus fund	-	-	(1,000,000.00)	-	-	(1,000,000.00)
<i>Anticipated Transfer to Checking</i>	(12,178.23)	(15,000.00)	-	(982.50)	(31,839.27)	(60,000.00)
<i>Anticipated Transfer to SARLA</i>	-	-	-	-	(148,067.03)	(148,067.03)
<i>Anticipated Balance</i>	<u>3,327,207.28</u>	<u>4,088.20</u>	<u>1,532,383.53</u>	<u>532,926.20</u>	<u>-</u>	<u>5,396,605.21</u>
 <i>Total by fund</i>	<u>\$ 3,338,552.61</u>	<u>\$ 56,676.35</u>	<u>\$ 1,532,383.53</u>	<u>\$ 532,926.20</u>	<u>\$ -</u>	<u>\$ 5,460,538.69</u>

Yield Information:

Colotrust Prime (June 2024) - 5.2486%
Colotrust Plus (June 2024) - 5.4069%

BLACKSTONE METROPOLITAN DISTRICT
Property Taxes Reconciliation
2024

	Current Year								Prior Year			
	Property Taxes	Delinquent Taxes, Rebates & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	YTD
January	\$ 12,047.62	\$ -	\$ 17,616.85	\$ -	\$ (180.71)	\$ -	\$ 29,483.76	0.38%	0.38%	\$ 17,448.96	0.15%	0.15%
February	1,220,728.86	-	14,132.84	(2,669.38)	(18,270.89)	-	1,213,921.43	39.01%	39.39%	1,119,020.79	42.22%	42.37%
March	198,344.81	-	13,231.80	16.52	(2,975.42)	-	208,617.71	6.34%	45.73%	165,349.19	5.66%	48.04%
April	285,907.88	-	61,202.84	38.56	(4,973.70)	-	342,175.58	9.14%	54.87%	142,818.11	4.91%	52.95%
May	103,477.67	-	16,479.31	49.85	(1,552.91)	-	118,453.92	3.31%	58.17%	218,423.50	7.75%	60.69%
June	1,226,122.97	-	12,327.22	167.01	(18,394.35)	-	1,220,222.85	39.18%	97.35%	991,115.51	37.31%	98.00%
July	-	-	-	-	-	-	-	0.00%	97.35%	42,138.83	1.03%	99.04%
August	-	-	-	-	-	-	-	0.00%	97.35%	19,574.73	0.10%	99.14%
September	-	-	-	-	-	-	-	0.00%	97.35%	13,947.55	0.00%	99.14%
October	-	-	-	-	-	-	-	0.00%	97.35%	21,080.49	0.21%	99.35%
November	-	-	-	-	-	-	-	0.00%	97.35%	33,526.03	0.65%	100.00%
December	-	-	-	-	-	-	-	0.00%	97.35%	11,278.91	0.00%	100.00%
	\$ 3,046,629.81	\$ -	\$ 134,990.86	\$ (2,397.44)	\$ (46,347.98)	\$ -	\$ 3,132,875.25	97.35%	97.35%	\$ 2,795,722.60	100.00%	100.00%

	Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
Property Tax				
General Fund	\$ 1,529,464.00	48.87%	\$ 1,490,261.22	97.44%
Debt Service Fund	1,246,230.00	39.82%	1,208,502.96	96.97%
Regional	353,816.00	11.31%	347,865.63	98.32%
	\$ 3,129,510.00	100.00%	\$ 3,046,629.81	

Specific Ownership Tax

General Fund	\$ 91,768.00	55.10%	\$ 99,406.95	108.32%
Debt Service Fund	74,774.00	44.90%	35,583.91	47.59%
	\$ 166,542.00	100.00%	\$ 134,990.86	

Treasurer's Fees

General Fund	\$ 22,942.00	48.87%	\$ 23,022.24	100.35%
Debt Service Fund	18,693.00	39.82%	13,028.98	69.70%
Regional	5,307.00	11.31%	10,296.76	194.02%
	\$ 46,942.00	100.00%	\$ 46,347.98	

Due To SARIA From 2023	\$ 446.83
Pledged Ptax Collected	337,568.87
Payments to SARIA	189,948.67
Due To SARIA	\$ 148,067.03

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**BLACKSTONE METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Second Amended and Restated Service Plan approved on July 26, 2010.

The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the Districts' boundaries.

As of December 31, 2015, the District had remaining voted debt authorization of approximately \$1,981,510,000. The District has not budgeted to issue any new debt during 2024. Per the District's Service Plan, the District cannot issue debt in excess of \$100,000,000.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**BLACKSTONE METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, which is dated August 6, 2004, the District is required to impose a 1.000 mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the South Aurora Regional Improvement Authority. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority. The required mill levy after the twentieth year is 5.000 as adjusted. The adjusted mill levy for 2024 is 6.246.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6.0% of the property taxes collected.

Operations Fee

The District imposes a monthly operations fee on homeowners and vacant lot owners. The fee varies between the two types of owners based on applicable costs to operate the landscape and maintenance of the District property. The fees and associated expenditures are tracked in the Operations Fee fund.

Interest Income

Interest earned on the District's available funds has been estimated based on historical earnings.

**BLACKSTONE METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

General, Administrative, and Operations Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. Additionally, the operations expenditures to maintain District property are detailed in the Operations Fee fund.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The District anticipates infrastructure improvements as displayed on page 6 of the Budget.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 General Obligation Refunding Bonds. The District's current debt service schedule is attached.

See related notes below under Debt and Leases.

Debt and Leases

On June 6, 2017 the District issued General Obligation Refunding Bonds Series 2017 in the amount of \$27,415,000. The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of \$1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

The Series 2017 Bonds bear interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The Series 2017 Bonds are a general obligation of the District. The full faith and credit of the District are pledged for the payment of the principal of, premium, if any and interest on the Bonds. Without limiting the foregoing, the Pledged Revenue is pledged to the payment of the Bonds, on a parity with Parity Bonds, if any. "Pledged Revenue" is defined in the Bond Resolution to mean: (i) all amounts derived by the District from imposition of the Required Mill Levy and, to the extent not applied to the payment or refunding of the Series 2005A Bonds, the debt service mill levy imposed by the District in 2016 (less costs of collection and any tax refunds or abatements authorized by or on behalf of the County); and (ii) Specific Ownership Taxes. The Series 2017 Bonds are secured by amounts held by the District in the Surplus Account, if any. All of the Series 2017 Bonds shall be additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

The District has no operating or capital leases.

**BLACKSTONE METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserves

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2024, as defined under TABOR.

**BLACKSTONE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$27,415,000

**General Obligation Refunding Bonds
Series 2017**

Dated June 6, 2017

Rates ranging from 2.375% to 5.000%

Interest Payable June 1 and December 1

Principal Due December 1

**Bonds and Interest
Maturing in the Year
Ending December 31,**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 500,000	\$ 1,068,125	\$ 1,568,125
2025	520,000	1,048,125	1,568,125
2026	565,000	1,035,775	1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
	<u>\$ 26,035,000</u>	<u>\$ 16,043,000</u>	<u>\$ 42,078,000</u>

MANAGEMENT REPORT

Blackstone Metro District Management Report

Priority Tasks
Complete
<i>Estimated Completion Date</i>

ADMINISTRATIVE

TASK	IN PROGRESS / NEXT ACTION STEPS	COMPLETE
Schedule a Special Meeting in July 2024 for SARIA presentation <ul style="list-style-type: none"> Coordinate and confirm meeting details (including location of meeting) with the Board of Directors and Aurora City Council guest speaker 	SARIA Presentation held on Tuesday, June 25, 2024	✓
Community Communication - Updating Resident Contact Information <ul style="list-style-type: none"> Draft an email blast to remind community members on ways to update their contact information to ensure they receive emails from Westwind Management 	Draft email blast shared with Director Deeds on June 4, 2024. Email blast distribution pending Board approval.	✓
Compliance Letter Templates <ul style="list-style-type: none"> Forward all compliance letter templates to the Board of Directors for further review 		✓
District Email Addresses <ul style="list-style-type: none"> Create District-specific email addresses for all the Directors 		✓
Water-Wise Presentation <ul style="list-style-type: none"> Coordinate and confirm meeting details (including meeting location) with the Board of Directors and guest speaker/s. 	Ms. Hesketh requested assistance confirming meeting space on July 17th per the availability of the Aurora Water Dept. guest speaker. Blackstone Country Club confirmed event space is unavailable on July 17th. Pending alternative dates from Ms. Hesketh.	
Community Communication - Landscaping Enforcement <ul style="list-style-type: none"> Draft and send a community email blast regarding the start of landscaping covenant enforcement (pending Board of Directors review and approval). 		
Playground Safety Inspection Vendor Presentation <ul style="list-style-type: none"> Invite vendor to present the next playground safety inspection at a regular District Board meeting in the fall 	The vendor agreed to attend a regular meeting. Management to follow up with the vendor in the fall to confirm attendance after the next playground safety inspection report is completed.	
District Website - Revisions / Additions:	✓ Committees, Events Calendar, & Parks tabs added to District website including a Social	

<ul style="list-style-type: none"> • Add Resolution Concerning the Security System • Add information about flock cameras and how to opt out/register vehicles • Tabs: Committees, Events Calendar, Parks <ul style="list-style-type: none"> ○ Social Committee Page & Photos from recent events 	Committee Page and photos from recent social events.	
<p>Communication Strategy</p> <ul style="list-style-type: none"> • Organize and share a proposal for annual outreach to Blackstone Metro District community members to include invitation to update contact information, and important information and reminders (i.e. Westwind Management outreach, compliance, regular Board meeting schedule, etc.) 		
<p>District Insurance</p> <ul style="list-style-type: none"> • Finalize property schedule and present updated schedule and insurance quote to the Board of Directors for review and consideration. (Final property schedule is pending additional follow-up information to the insurance agent as a result of the walk through) 	Pending audit of information with TCW agent.	

ARCHITECTURAL / COMPLIANCE

TASK	IN PROGRESS / NEXT ACTION STEPS	COMPLETE
<p>Account 86511</p> <ul style="list-style-type: none"> • Confirm decision from Architectural Review Committee to the owner to close the violation on their account 		✓

MAINTENANCE

TASK	IN PROGRESS / NEXT ACTION STEPS	COMPLETE
<p>Tree Warranty Drive</p> <ul style="list-style-type: none"> • Ensure map of warranty trees is collected from LandTech and shared with Board of Directors as well as the Landscape Committee to review and provide follow up recommendations 		✓
<p>Curb Repair</p> <ul style="list-style-type: none"> • Follow up on report submitted to Access Aurora to ensure repairs to damaged curbs in community 	Status of repairs from the project manager at the Public Works departments was shared with Board of Directors.	✓
<p>Curb Repair</p> <ul style="list-style-type: none"> • Obtain proposals to repair all areas with damaged curbs in the community for Board review and consideration 		

<p>Playground Repair Proposals</p> <ul style="list-style-type: none"> Follow up with Director Liles on any approved items 	<p>Email sent to Director Liles on June 21st to request the status of the approved necessary repairs.</p> <p>Pending response from Director Liles.</p>	
<p>District Sign</p> <ul style="list-style-type: none"> Obtain quote for sign replacement to reflect "Blackstone Metro District" instead of "High Plains Metro District" 		
<p>Hilltop Park - Electrical Outlets</p> <ul style="list-style-type: none"> Ensure electrical outlets at Hilltop Park are operational <ul style="list-style-type: none"> Obtain additional quotes for the work 		
<p>Electrical</p> <ul style="list-style-type: none"> Received a report that the entry lights are on during the day and off in the evenings. Coordinate and confirm the repair and correction of the timing system for the entry lights. 	<p>Most recent report received from Full Spectrum Lighting:</p> <ul style="list-style-type: none"> County line - 3 tripped GFIs Monaghan Rd and Mineral – Reset electrical mete; We will need to recheck different time. Mineral and Powhatan – Breakers were turned off not sure why. Center median had a bad GFI that we replaced. <p>Email sent to request update on conversation between Full Spectrum and Singing Hills; pending response from vendor</p>	
<p>Hilltop Park</p> <ul style="list-style-type: none"> Confirm landscaping repairs to damages caused from well drilling performed by Blackstone Country Club 	<p>June 18, 2024 – Director of Agronomy said, “I'm still waiting on some more bids for the area. I wish I had 5-6 more people, and I would get it done in a week... I'll keep you updated once I have more clarity on how we can tackle it.”</p> <p>Follow up scheduled July 12, 2024.</p>	

BIDS / CONTRACTS

TASK	IN PROGRESS / NEXT ACTION STEPS	COMPLETE
<p>Arborist Proposals</p> <ul style="list-style-type: none"> Request proposals from 2-3 arborist vendors for Board consideration 	<p>RFP sent to 4 vendors</p> <ul style="list-style-type: none"> 1 proposal received 1 proposal expected to be received July 12th 1 pending 1 vendor declined 	
<p>Median Design Plans</p> <ul style="list-style-type: none"> Collect bids for median design plans 	<p>Reviewed the RFP and requested time to meet with Ms. Hesketh to finalize.</p> <p>July 8, 2024 – Board of Directors gave direction to refrain from proceeding with the RFP for median design plans.</p>	
<p>District Website - Streamline</p> <ul style="list-style-type: none"> Complete onboarding process of hosting the District website through Streamline 	<p>Pending completion of document transfer from previous website to Streamline platform</p>	

<ul style="list-style-type: none"> ○ Invite Director Trehan to a subsequent implementation meeting with Streamline assist in preparing the launch of the new District website 		
<p>Mailbox Light Options</p> <ul style="list-style-type: none"> ● Considering both increased visibility and cost-effectiveness, collect alternative options (2-5) for lighting at community CBUs to present to the Board for discussion. (Research lighting installed at Southshore including the cost and type). 		

COMMITTEES

TASK	IN PROGRESS / NEXT ACTION STEPS	COMPLETE
<p>Website Committee Resolution</p> <ul style="list-style-type: none"> ● Forward final resolution establishing website committee to Director Jones 	July 10, 2024 – Executed copy received	✓
<p>Social Committee - Reports</p> <ul style="list-style-type: none"> ● Confirm/coordinate receipt of quarterly Social Committee reports to share with the Board of Directors for review 	Met with Ms. Morgan to review requirements for quarterly reports. Created a recurring task to send a reminder 2 weeks in advance for reports to be included at the February, April, July, and October Board meetings.	✓
<p>Website Committee Email Blast</p> <ul style="list-style-type: none"> ● Draft an email blast to collect interest in joining the Website Committee 	Pending further direction from Director Jones as the committee chair before drafting an email blast.	
<p>Social Committee - Liability Coverage</p> <ul style="list-style-type: none"> ● Confirm liability coverage for District-sponsored events involving alcohol 	Pending updated list of 2024 Social Committee events from Director Deeds.	

Blackstone Metro District Operations Summary

Architectural Requests

Status of Architectural Requests Received in June 2024

- Approved = 2
- Approved w/Stipulations = 9
- Pending = 2
- Resubmittal Required = 1

Compliance

June 1, 2024 – June 30, 2024

- Courtesy Advisory Notice = 80 (8.9% of total units)
- Cont. Violation/Fine Notice = 17 (1.9% of total units)
- Ongoing Violation/2nd Fine = 2 (0.2% of total units)

Summary of Inspection

Inspection Time - 06/21/2024

New Notices – 86

Updated Notices – 40

Closed Notices – 75

Violation type not defined – 4

Cease and Desist – 1

Commercial Vehicle – 1

Concrete/Sidewalk – 2

Dead Limbs – 8

Dead Shrub – 8

Dead Tree – 34

Debris – 4

Driveway – 1

Exterior Paint – 4

Fertilizing – 4

Grills/Front Yard – 1

Landscape – 3

Lawn – 1

Mowing – 4

Other – 2

Plant Beds – 2

Recreational Vehicle – 2

Rock Beds – 45

Temporary Structures – 2

Throughout Property – 11

Trailer – 2

Trash Bags – 3

Trash Container/Storage – 1

Tree Stumps – 1

Trim – 1

Unsightly – 2

Watering – 47

CONSENT AGENDA

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES
April 16, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Lee McCall, and Lisa Monahan.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Curtis Bourgouin (CliftonLarsonAllen LLP), Ben Zand (LandTech Contractors, LLC), Jordan Devine (Westwind Management Group, LLC), and members of the public. The meeting was called to order at 6:02 pm.

Upon motion duly made by Director Deeds, seconded by Director Monahan, upon vote, unanimously carried, the Board excused the absence of Director Liles.

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST – Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron 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. 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. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

III. AGENDA REVIEW / UPDATES OR APPROVAL – Director Deeds requested to add the purchase of apparel for the Social Committee members under VIII. COMMITTEE REPORTS c. Social. Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote, unanimously carried, the agenda was approved as amended.

IV. PUBLIC COMMENT

Director McGoff announced his resignation from the Blackstone Metro District Board of Directors as he had moved from the community. The Board thanked him for his service.

V. CONSENT AGENDA

Upon motion duly made by Director Deeds, seconded by Director Monahan, upon vote, unanimously carried, the Board approved the consent agenda items as follows:

- a. Approve February 20, 2024, Special Meeting Minutes
- b. Approve and Ratify Payment of Claims in the amount of \$163,880.76
- c. Approve Engagement Letter with Wipfli to Prepare 2023 Audit

VI. FINANCIAL REPORT

- a. Mr. Bourgouin presented the financial statements updated as of February 29, 2024. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP.
- b. Attorney Waldron provided an update on a notice received from the State concerning funds expected to be returned as a result of State backfill. Mr. Bourgouin noted that receipt of these funds will not require a budget amendment.
- c. There were no other financial matters.

VII. LANDSCAPE REPORT

- a. Ben Zand, Account Manager with LandTech Contractors, LLC, reported on recent landscape activities, including the removal of ice melt buckets, scheduled weed application, detention pond cleanup, plans to remove gator bags, activation of the irrigation system, and upcoming mowing plans.
 1. Mr. Zand reported conducting a recent drive-through of the community to audit the trees, noting they were in good condition.

VIII. COMMITTEE REPORTS

- a. Landscape Committee
 1. Capital Projects
 1. Median and Entryway Project Updates – Carol Hesketh presented updates. Director McCall inquired about turf replacement by Singing Hills Landscape, which was confirmed to be in progress. Director Monahan inquired about flowers, and LandTech confirmed that flowers had been ordered for delivery during the third week of May 2024.
 2. Update on Presentation for Design Plans – Carol Hesketh confirmed a scheduled meeting with White Bear Ankele Tanaka & Waldron and Westwind Management to review the RFP for median design plans. Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board approved proceeding with RFPs for the median design plans so long as there was no cost to the District.
- b. Architectural / Design Review
 1. Committee Member Appointments – The Board deliberated on appointing a Director liaison for the committee. Upon motion duly made Director McCall, seconded by Director Deeds, upon vote, unanimously carried, Director Monahan was appointed as the Board liaison for the Architectural Review Committee. Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote, unanimously carried, the Board tabled the appointment of new committee members.
 2. Review Resolution Delegating Architectural Authority and Establishing Architectural Review Committee – The Board reviewed the First Amended and Restated Resolution of the Board of Directors Delegating Architectural Authority and Establishing Architectural Review Committee [ADD APPROVAL]
- c. Social Committee – Director Deeds presented recent updates.
 1. Committee Member Appointments – Upon motion duly made by Director McCall, seconded by Director Deeds, upon vote, unanimously carried, the Board appointed the following committee members to the Social Committee:
 - a. Jeanne Schwab
 - b. Kathy Morgan
 - c. Kelly James
 - d. Shannon Fiala

- e. Teresa Moore
 - f. Julie Nichols
 - g. Tasha Jones
2. The Board deliberated on the use of Facebook for the Blackstone Metro District Social Committee. It was emphasized that the use of a private social media platform does not represent the Board. The committee agreed to change the page name to 'Blackstone Social Committee Events'.
 3. The Board reviewed a request from the committee to purchase apparel for its members. Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board authorized the purchase of committee apparel, with discretion granted to Director Deeds.
 4. Other – The Social Committee requested authorization to place flyer boxes in the community for the publication of community events. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board granted authorization to place flyer boxes on District property for distributing community event information. Additionally, the Social Committee requested to purchase and install American Flags. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board authorized the display of American Flags on appropriate holidays and requested that the Social Committee draft and share their parameters for the flags' intended use.

IX. LEGAL REPORT

- a. Attorney Waldron presented a memorandum regarding the Governor's Office of Information Technology standards for digital accessibility.
- b. The Board discussed electoral authorization.
- c. There were no other legal matters to discuss.

X. MANAGEMENT REPORT

- a. Ms. Devine presented the District Management Report.
- b. The Board reviewed an estimate for a bollard light replacement at Canyon Park. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the estimate for the bollard replacement was approved.
- c. Ms. Devine discussed the safety and loss prevention grant available to the District with the Board.
- d. The Board examined the March 2023 playground inspection report by Rocky Mountain Playground Services. Upon motion duly made by Director McCall, seconded by Director Deeds, upon vote, unanimously carried, the Board authorized the repair and replacement of top priority items, pending receipt of cost and timeline.
- e. The Board reviewed the Delinquency and Compliance Report and discussed the potential amendment of the District design guidelines to incorporate pre-approved storage sheds.

Following a motion by Director Monahan, seconded by Director Deeds, and unanimously approved by vote, the Board decided to proceed with investigating the inclusion of pre-approved storage sheds in the District guidelines, with input from Westwind Management.¹

- f. Other Management Matters
 - 1. Ms. Devine reported observing white marks on the stone entrances of the community and outlined plans to address the issue.
 - 2. Ms. Devine asked the Board of Directors to confirm their interest in exploring lighting options for the community mailbox units. The Board provided direction to obtain 1-4 alternative light fixture options.

XI. OTHER BUSINESS

- a. Director McCall and Attorney Waldron discussed the potential collaboration with Cherry Creek Schools for the playground at Woodland Elementary. The Board agreed that Director McCall would gather more information on the process and report back.
- b. The Board discussed access to playgrounds for individuals with alternative mobility needs.
- c. The Board discussed the vacant Director position, the process and timeline for acquiring applicants, and the appointment of officers. Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote, unanimously carried, the Board appointed Director McCall as the interim Board president.
- d. The Board discussed options for hosting hybrid District meetings.

XII. PUBLIC COMMENT

- a. Kathy Morgan reported on available ADA grants through the City of Aurora, confirmed that a representative from the city would attend the next Social Committee meeting, and inquired about SARIA. Attorney Waldron provided a brief historical review of SARIA funding, the District's service plan, and contractual obligations.

XIII. ADJOURNMENT

- a. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board adjourned the meeting at 8:35 pm.

Minutes approved: _____ Date: _____

¹ After the April 16, 2024 meeting it was determined that Section 3.5 of the Protective Covenants for Blackstone and Mandatory Resident Social Memberships recorded on October 20, 2005 at Reception #B5158103 prohibits storage sheds from being placed or erected upon any Lot and therefore the Guidelines will not be amended to include pre-approved storage sheds.

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES
June 11, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Lisa Monahan, Marty Liles, and Brent Johnston.

Also, in attendance were Megan Murphy (White Bear Ankele Tanaka & Waldron), Curtis Bourgoiuin (CliftonLarsonAllen LLP), Ben Zand (LandTech Contractors, LLC), Jordan Devine (Westwind Management Group, LLC), and members of the public. The meeting was called to order at 6:01 pm.

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST – Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron 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. Ms. Murphy 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. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

III. AGENDA REVIEW / UPDATES OR APPROVAL – Director Monahan announced that the estimates for playground repairs were tabled at the May 21, 2024, Regular Meeting due to the Board’s request for additional estimates for consideration. There were no updates to the agenda. Upon motion duly made Director Deeds, seconded by Director Johnston, upon vote, unanimously carried, the agenda was approved as written.

IV. VACANT DIRECTOR POSITION

- a. The Board considered applicants for the vacant Director position and asked those present to introduce themselves and explain their reasons for running for the Board of Directors.
- b. Following discussion, upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board appointed Aaron Jones to the Blackstone Metro District Board of Directors. Director Deeds administered the Oath.
- c. The Board discussed the appointment of officers and made the following appointments:
 - Upon motion duly made by Director Monahan, seconded by Director Johnston, upon vote, unanimously carried, Director Deeds was appointed President.
 - Upon motion duly made by Director Deeds, seconded by Director Liles, upon vote, unanimously carried, Director Monahan was appointed Vice President.
 - Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, Director Liles was appointed Secretary.
 - Upon motion duly made by Director Monahan, seconded by Director Johnston, upon vote, unanimously carried, Director Johnston was appointed Treasurer.

V. LANDSCAPE REPORT

- a. Ben Zand, Account Manager with LandTech Contractors, LLC, reported on recent landscape activities, including the completion of rock refresh, pruning, spring flower installation, and native beauty band mowing. He also outlined upcoming services such as fertilization, weed control applications, and a second round of pruning. Mr. Zand noted that service days will now

be Tuesday through Thursday to accommodate inclement weather and informed the Board of his inability to attend the Regular Meeting scheduled for July 16, 2024. The Board also discussed the damaged turf at Woodland Elementary School and requested Westwind Management to contact the school to verify repair plans.

1. Mr. Zand provided an update on the recent tree warranty drive.
2. The Board discussed sharing LandTech's proposal for tree replacements, derived from the warranty drive, with the Landscape Committee for review and recommendations.
3. The Board tabled consideration of the sod installation proposal at Monahan pending further information.

VI. PUBLIC COMMENT

- An owner requested an update on communication between the Landscape Committee and LandTech. Mr. Zand confirmed that a response had been sent prior to the meeting.
- An owner proposed delaying the installation of new and replacement trees in the community.
- An owner pointed out an error in the April 16, 2024, Special Meeting minutes and requested a revision.
- An owner inquired about the absence of a community pool separate from the Country Club within the District.
- An owner asked about potential options for community amenities to be located in the open space near Hilltop Park. White Bear Ankele Tanaka & Waldron stated they would review the agreement to verify the opportunity to utilize the space.

VII. FINANCIAL REPORT

- a. Mr. Bourgouin presented the financial statements updated as of May 31, 2024. Upon motion duly made by Director Liles, seconded by Director Deeds, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP.
- b. Following discussion, upon motion duly made by Director Liles, seconded by Director Monahan, upon vote, unanimously carried, the 2023 audit was approved subject to final legal review and receipt of a clean auditor opinion.
- c. The Board discussed the issuance of credit cards. Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board approved Director Johnston as a second card holder and adopted the Amended and Restated Resolution Adopting a Credit Card Policy and Authorizing the Issuance of Credit Cards.
- d. The Board deliberated on bill.com payment approval authority. Upon motion duly made by Director Johnston, seconded by Director Liles, upon vote, unanimously carried, Director Johnston was designated as the primary approver, with Director Liles appointed as the secondary approver.
- e. Other Financial Matters – Director Johnston inquired about the water cost-sharing agreement between the District and the Blackstone Country Club. Director Liles requested training from CliftonLarsonAllen LLP specifically on Bill.com.

VIII. MANAGEMENT REPORT

- a. Ms. Devine presented the District Management Report.
- b. The Board reviewed estimates from Rocky Mountain Playground Services for risk management signs at Canyon and Hilltop Park. No action was taken.
- c. The Board reviewed estimates from Rocky Mountain Playground Services for playground

repairs. Director Liles updated the Board on the recent meeting with the vendor concerning these repairs, recommending the replacement of mulch at Hilltop and Country Club Park, as well as the removal of chains from the toddler swing set at Hilltop Park. Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board authorized Director Liles to procure and approve proposals for playground mulch.

- d. The Board reviewed the Operations Summary.
- e. The Board reviewed the Delinquency and Compliance Report.
- f. The Board tabled the review of revised compliance letter templates until the Directors had more time to thoroughly review them.
- g. There were no fee waiver requests for consideration.
- h. There were no other management matters.
- i. Other Management Matters

IX. CONSENT AGENDA

The Board asked to exclude item a. Approval of April 16, 2024, Special Meeting Minutes pending revision by White Bear Ankele Tanaka & Waldron as requested by an owner. Upon motion duly made by Director Monahan, seconded by Director Johnston, upon vote, unanimously carried, the Board approved the consent agenda items as follows:

- a. Approve May 21, 2024, Regular Meeting Minutes
- b. Approve and Ratify Payment of Claims in the amount of \$169,775.04

X. COMMITTEE REPORTS

- a. Landscape Committee
 - 1. Capital Projects
 - 1. Median and Entryway Project Updates – Ms. Hesketh provided updates, noting the completion of the punch list and ongoing irrigation issues.
 - i. The review of the punch list and authorization of the notice of final payment was tabled to a later date due to the unavailability of the official punch list.
 - ii. The Board considered Change Order No. 5. Upon motion duly made by Director Johnston, seconded by Director Monahan, upon vote, unanimously carried, the Board authorized Directors Deeds and Liles to approve the change order at their discretion, outside of a meeting.
 - 2. The discussion on capital projects was paused pending additional information regarding the request for proposal for median design plans.
 - 3. Ms. Devine updated the Board on the status of the request for proposal for median design plans, noting that it still needs to be finalized.
- b. Architectural / Design Review – Director Monahan reported on the review of a violation initially identified as weeds, which the owner clarified to be a native/pollinator garden. The committee decided that the owner could retain the garden as it did not constitute a compliance violation.
- c. Social Committee – Ms. Morgan provided recent updates, highlighting the successful Summer Kickoff Event and announcing the upcoming Movie in the Park scheduled for June 22nd.
- d. Website Committee – Following discussion, upon motion duly made by Director Monahan, seconded by Director Liles, upon vote, unanimously carried, the Board approved the Resolution

Establishing a Website Committee and appointed Director Jones as the committee chair.

XI. LEGAL REPORT

- a. Ms. Murphy presented the Amended and Restated Resolution Adopting a Procurement Policy (the "Policy"). Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board Policy.
- b. Ms. Murphy reviewed the legislative memorandum.
- c. There were no other legal matters.

XII. PUBLIC COMMENT

- An owner requested a rearrangement of the agenda.
- An owner inquired whether specific topics could be discussed in an executive session.
- An owner sought clarification on the District's authority to enforce vehicle regulations and emphasized the need for more information and education for community members.

XIII. OTHER BUSINESS

- There was no other business reported.

XIV. ADJOURNMENT

- a. Upon motion duly made by Director Monahan and seconded, upon vote, unanimously carried, the Board adjourned the meeting at 8:28 pm.

Minutes approved: _____ Date: _____

Blackstone Metro District Interim Claims List 6/11/24 - 7/10/24

<u>Process Date</u>	<u>Vendor</u>	<u>Invoice Number</u>	<u>Amount</u>
6/14/2024	Landtech Contractors, Inc	8864	\$ 33,325.00
6/14/2024	Westwind Management Group LLC	28.16018	4,400.00
6/14/2024	Westwind Management Group LLC	28.16215	4,400.00
6/30/2024	Xcel Energy	53-0014753463-1 JUN24	111.15
7/2/2024	Design Concepts	22550	3,524.00
7/2/2024	Rocky Mountain Playground	1115	1,200.00
7/2/2024	Sequoia Golf Blackstone Country Club	BMD0159	3,186.92
7/2/2024	UMB Bank, N.A.	980623	450.00
7/2/2024	Westwind Management Group LLC	28.16073	922.71
7/2/2024	White Bear Ankele Tanaka & Waldron	35399	8,223.09
Total			<u><u>\$ 59,742.87</u></u>

COMMITTEE REPORTS

Blackstone Metro District
Quarterly Report
April-June, 2024

The Blackstone Metro District Social Committee formed to provide social events that our entire community can enjoy. Under the leadership of Perry Deeds, President of the BMSD Board, the Committee holds regular meetings at which time it decides how our community would best benefit from social functions and what type. To date, the Committee has chosen one function a month through December of 2024.

A budget of \$60,000 was designated as a line item for social events in the budget. As stewards of this money, it is our intention to stay within the budgeted amount, keep receipts and be responsible for financial accounting.

Attached is a workbook which contains all necessary information and expenditures through June of 2024. Budget balance is \$43,156.98.

Kathleen Ryan Morgan

Chair
BSMD Social Committee

Blackstone Metro District 2023-2024 Budget

2024	Event	*Budget	\$	60,000.00	Cash balance as of 6/30/24
Spring Signature Event	Party on the Park	\$	16,510.21	\$	43,489.79
Spring Event	Garage Sale	\$	-	\$	43,489.79
Summer	4th of July Golf Cart Deco	\$	2,787.27	\$	40,702.52
Summer	Movie in the park/Shrek	\$	665.62	\$	40,036.90
Summer	Movie in the park/The Sandlot	\$	665.62	\$	39,371.28
August	Music in the Park	\$	2,500.00	\$	37,536.90
Fall	Tailgate Party	\$	5,000.00	\$	32,536.90
Fall Charity Event	Gobble N Go Benefit	\$	2,500.00	\$	30,036.90
Winter Signature Event	Masquerade Ball	\$	20,000.00	\$	10,036.90
December	Social Committee Party	\$	2,500.00	\$	7,536.90

*Estimated amounts except for Party in the Park

LEGAL REPORT