

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

HELD TUESDAY, AUGUST 18th, 2026 AT 6:00 P.M.

*Blackstone Country Club
7777 Country Club Pkwy.
Aurora, CO 80016
And via Zoom*

The regular meeting of the Board of Directors of Blackstone Metropolitan District (the “Board”) 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
Melanie Torno, Assistant Secretary
April Wertheimer, Secretary

Also present were Clint C. Waldron, Esq., Darah D. Fuller, Esq., and Heather Hartung, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, LLP, District Accountant; Lucas Nishimoto, 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 6:02PM.

Conflict of Interest Disclosures

Mr. Nishimoto 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. Nishimoto 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. Waldron proposed adding an update on soil testing in Hilltop Park to the Management Report section. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved the agenda as amended.

Social Committee Update

Director Morgan discussed the Oktoberfest Contribution Agreement with Sequoia Golf Blackstone LLC d/b/a Blackstone Country Club (the “Club”) and the Blackstone Metropolitan District (the “District”). The event date has been moved to September 26, 2026, as the original date was unavailable. The Club will also be providing a line-item budget. Director Monahan motioned to approve the agreement which was seconded by Director Morgan. The agreement was unanimously approved. The Board also discussed the upcoming holiday party scheduled for December 5, 2026.

Landscaping Update

Shawn Crick with EDI was present at the meeting via Zoom and discussed recent beautification projects in the district. Director Monahan inquired about Blackstone Parkway’s recent gravel work and matching to previous gravel in the community. Mr. Crick reviewed conservation efforts on water usage in the district specifically of non-potable water as well as supervision of repairs made by a fiber optic boring company operating in the community. Director Monahan noted that there are some areas that are still being watered in the middle of the day. Mr. Crick was asked to confirm each meter to ensure that they are only watering on the correct days at the correct times. Mr. Waldron discussed recent water invoice overages to which Mr. Crick will be following up with Aurora Water on. The Board engaged in discussion regarding the City of Aurora’s (the “City”) Large Water Variance Program as it appears that the District was not enrolled in 2026. The Board requested that Mr. Nishimoto contact the City as soon as possible to enroll the District and attempt to resolve issues arising from the late enrollment. Mr. Nishimoto discussed recent efforts with EDI on tree mapping and removals.

Public Comment

No members of the public wished to comment.

Financial Matters

Unaudited Financial Statements for the Period Ending July 31st, 2026 – Mr. Bourgouin had previously reviewed the financial statements for the period ending July 31st, 2026.

Director Monahan requested that a standing agenda item to discuss the status of Director Johnston and Director Torno’s efforts to develop a long-term financial plan be added to meeting agendas

moving forward. The Board requested that Mr. Nishimoto obtain a proposal from The Connexion Group for a reserve study for Board consideration at the September meeting.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of August 18, 2026, there were twelve (12) architectural requests and fifty (50) violations.

Mailbox Lighting Update – Mr. Nishimoto informed the Board that the deposit invoice is still pending and will be paid prior to the vendor beginning installation.

Mailbox Painting Proposal – Mr. Nishimoto discussed a recent proposal for painting all mailbox kiosks in the district. Director Johnston motioned to approve the proposal in black which was seconded by Director Wertheimer. The proposal was unanimously approved for black painting.

Fencing Update – Mr. Nishimoto informed the Board that previously discussed fencing repairs have not yet been made and he will be moving forward with a different vendor if no word is received. Director Monahan motioned to approve this pending the amount of the future vendor does not exceed previous amounts which was seconded by Director Morgan. The motion was unanimously approved.

Update on Soil Testing – Mr. Waldron discussed recently received testing results from Ground Engineering on soil testing in Hilltop Park. The results showed unclassified fill 21 feet deep requiring pylons to support any future structure or excavation work to determine the nature of the materials. The Board determined not to move forward with building a pavilion in Hilltop Park at this time.

Consent Agenda

Mr. Nishimoto reviewed the items on the consent agenda with the Board. Upon a motion duly made by Director Johnston and seconded by Director Monahan, the following items on the consent agenda were unanimously approved, ratified, and adopted:

1. Approval July 21st, 2026, Regular Meeting Minutes;
2. Approval of July 21st, 2026, Annual Meeting Minutes;
3. Approval and Ratification of Claims paid from July 17th, 2026 through August 11th, 2026 in the amount of \$194,832.29; and Ratify Independent Contract or Agreement with Republic Services, Inc. for Waste Management Services.

Committee Reports

Landscape Committee – Carol Hesketh from the committee discussed recent beautification projects carried out in the district, water issues, and various additional proposals that will be ready in the near future from EDI. Ms. Hesketh also discussed the monument sign being in permitting status and her efforts in finding pre-approved schemes for xeriscaping options in the district for homeowners to select. Mr. Waldron will provide landscape architects to assist in reviewed these

items with the committee. Covenant enforcement counsel can also review guidelines and provide recommended changes.

Architectural/Design Review – Director Monahan discussed the addition of two homeowners to the committee for landscaping approvals.

Technology Committee – Director Morgan discussed the new layout for the district’s website. Director Morgan then motioned to approve this new layout which was seconded by Director Johnston. The layout was unanimously approved.

Legal Matters

Discuss and Consider Field Rental Policy and Application – Ms. Fuller reviewed the rental policy and rental application for turf fields. The Board determined to require any organized group to apply for rental of the field. Director Morgan motioned to approve this which was seconded by Director Monahan. The motion was approved by all except Director Wertheimer.

The Board engaged in discussion regarding their existing Special Counsel, Altitude Community Law, and considered alternative firms for special counsel to handle collections, covenant enforcement and foreclosure matters. The Board decided to terminate the District’s relationship with Altitude Community Law and engage WLPP for collections, covenant enforcement and foreclosure matters. Director Morgan motioned to approve this which was seconded by Director Monahan. The motion was unanimously approved.

Director’s Items

Neighborhood Asset Mapping Project – This matter was addressed as part of the Financial Matters discussion.

Other Business

No other business was discussed.

Public Comment

Director Johnston discussed landscaping in the school area in the district and the need to contact them given the state of it. Mr. Nishimoto will reach out accordingly to them for updates on when this will be fixed.

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 Torno, the Board unanimously adjourned the meeting at 8:21PM.

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

Secretary for the Meeting