

BLACKSTONE METROPOLITAN DISTRICT
www.blackstonemetro.org
SPECIAL MEETING OF THE BOARD OF DIRECTORS

Tuesday, October 29, 2024 | 6:00 pm

at

The Blackstone Country Club
7777 S. Country Club Pkwy, Aurora Co. 80016

&

VIA Zoom

<https://us06web.zoom.us/j/2436451038?pwd=dTnF79Jr21dDo7QYamnGC5m9FL4wVS.1&omn=82423182990>

Meeting ID: 845 3438 9769

Passcode: BMD7777

AGENDA

I. ATTENDANCE & CALL TO ORDER

Board Members:

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

District Consultants/Contractors:

Clint Waldron (WBA)	White Bear Ankele Tanaka & Waldron
Curtis Bourgoquin	Clifton Larson Allen LLP
Beau McMahon	Brightstar District Management
Ben Zand	LandTech

II. DISCLOSURE OF CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. LANDSCAPE MAINTENANCE REPORT

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, Landtech **PGS 4 - 13**
- b. Consider 2025-2026 Snow Removal Rates for the City Street Snow Removal Contract
- c. Consider Work Orders/Proposals
- d. Other Landscape Matters

V. PUBLIC COMMENT

- a. 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 the items for follow up. Please click on raise hand during the time of Public Comment.

VI. FINANCIAL REPORT

- a. Review Unaudited Financial Statements **PGS 14 - 28**
- b. Conduct Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolution Amending 2024 Budget (if necessary)
- c. Conduct Public Hearing on 2025 Budget and Consider Adoption of Resolution Adopting 2025 Budget and Appropriating Funds (**enclosure**) **PGS 29 - 47**

VII. MANAGEMENT REPORT

- a. District Management Report
- b. Discussion Regarding Annual Meeting to be held on November 19th, 2024 at 5:45 p.m.
- c. Project Updates:
 - i. Discuss Entrance Lighting
 - ii. Review Meeting Posting Signs
 - iii. Review Proposals for Landscape and Perimeter Lighting
 - iv. Update on Arborist
 - v. Review Mailbox Solar Lighting Quotes/Proposals
 - vi. Discuss Proposals for Geo-mapping of Community Assets

VIII. 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 August 20, 2024, September 17, 2024 and September 25, 2024 Meeting minutes (**enclosure**) **PGS. 48 - 54**
- b. Approve and Ratify Payment of Claims in the amount of \$149,385.64(**enclosure**) **PG 55**
- c. Approve Special District Disclosure Notice Pursuant to 32-1-809, C.R.S. (**enclosure**) **PG 56**
- d. Adoption of Resolution Designating Meeting Notice Posting Location (**enclosure**) **PGS 57 - 58**
- e. Approve Amended and Restated Public Records Request Policy (**enclosure**) **PG 59-67**

- f. Consider Approval of Resolution Adopting Website Accessibility Policy and Designating a Compliance Officer (**enclosure**) **PGS 68 - 74**

IX. COMMITTEE REPORTS

- a. Landscape Committee
- b. Architectural/Design Review
- c. Discuss Updating Color Palette
- d. Social Committee
- e. Technology Committee

X. LEGAL REPORTS

- a. Consider Adoption of 2025 Annual Administrative Resolution (**enclosure**) **PGS 75-80**
- b. Discuss and Consider Adoption of Resolution Calling May 6, 2025 Election (**enclosure**) **PGS 81-83**
- c. Discuss 2024 Legislative Memorandum and Changes Implemented by HB 24B-1001
- d. Discussion regarding Crime Coverage increasing to \$100,000

XI. DIRECTOR'S ITEMS

- a. Discuss Final Acceptance of Blackstone Entryways and Medians
- b. Approval of Renewal of Workers Compensation Coverage. **PG 84-88**
- c. SARIA Update and Discussion
- d. Discuss District Sponsorship for Eagle Scout Project

XII. 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 the items for follow up. Please click on raise hand during the time of Public Comment.

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

October 2024 Report

Friday, October 11, 2024

Prepared For Blackstone Metropolitan District



Item 1

Hilltop Park Entrance on 10/11/2024.



Item 2

Canyon Park.



Item 3

Country Club Park. These flowers are ready to be pulled.



Item 4

Sod install on eastern side of Hilltop Park.



Item 5

Other portion of Hilltop Park sod installation.



Item 6

Picture after demo was done and sod was about to be installed on the south side of the Monaghan entrance.



Item 7

New sod and irrigation installed around existing grass on the south side of the Monaghan entrance.



Item 8

New sod installed on the north side of the Monaghan entrance. Caution tape was put up because Country Club maintenance staff almost damaged some of the new sod.



Item 9

Existing circular flower beds. This is a picture at the beginning of the rock/border refresh for these two flower beds.



Item 10

Picture during the installation.



Item 11

Finished view of one of the two circular flower beds.



Item 12

Cobble moved and mulch rings installed around the shrubs in the median at the Smokey Hill entrance.



Item 13

Other portion of the Smokey Hill entrance with new mulch rings.



Item 14

Some additional work was done in the maintenance ponds, per the inspectors request.



Item 15

Same as previous.



Item 16

Same as previous.

Item 17

Ongoing Services:

- Weekly servicing of the dog stations.
- October maintenance services are biweekly.

Completed services:

- Contracted enhancements were completed. These were the sod and irrigation install on the north and south side of Monaghan, the irrigation and sod install along the east side of Hilltop Park, refreshing the rock borders on the circular flower beds on the SE and SW corners of the community, mulch rings around shrubs in the median at the Smokey Hill entrance, and detention pond work.

Upcoming Services:

- The two fall clean-ups included in your contract will occur November. The first will be early November.
 - Holiday decor is set to begin on the 4th of November. Last year we began on the 9th of November and we finished up before Thanksgiving. We will need about 3 weeks to test and complete the install of all the Holiday Decor
 - Some holiday lights go out each year. A proposal will be sent your way for replacement holiday decorations as soon as we have quantified that.
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BLACKSTONE METROPOLITAN DISTRICT
FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

Draft

**Blackstone Metro District
Balance Sheet - Governmental Funds
September 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	\$ 7,834.69	\$ 38,916.87	\$ -	\$ 5,182.58	\$ -	\$ 51,934.14
Colostrust	3,153,868.70	119,797.16	2,589,291.98	452,198.04	8,514.22	6,323,670.10
Accounts Receivable	-	49,151.25	-	-	-	49,151.25
Receivable from County Treasurer	8,294.96	-	5,489.05	-	-	13,784.01
Total Assets	\$ 3,169,998.35	\$ 207,865.28	\$ 2,594,781.03	\$ 457,380.62	\$ 8,514.22	\$ 6,438,539.50
Liabilities						
Accounts Payable	\$ 31,102.93	\$ 119,329.20	\$ -	\$ 7,233.11	\$ 8,514.22	\$ 166,179.46
Prepaid assessments	-	87,856.76	-	-	-	87,856.76
Total Liabilities	31,102.93	207,185.96	-	7,233.11	8,514.22	254,036.22
Fund Balances	3,138,895.42	679.32	2,594,781.03	450,147.51	-	6,184,503.28
Liabilities and Fund Balances	\$ 3,169,998.35	\$ 207,865.28	\$ 2,594,781.03	\$ 457,380.62	\$ 8,514.22	\$ 6,438,539.50

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

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,529,464.00	\$ 1,505,342.22	\$ 24,121.78
Specific ownership taxes	91,768.00	81,084.54	10,683.46
Interest Income	81,500.00	100,442.98	(18,942.98)
Other Revenue	-	45,633.15	(45,633.15)
Total Revenue	<u>1,702,732.00</u>	<u>1,732,502.89</u>	<u>(29,770.89)</u>
Expenditures			
Accounting	60,500.00	56,116.14	4,383.86
Auditing	6,500.00	-	6,500.00
County Treasurer's Fee	22,942.00	23,253.99	(311.99)
Directors' fees	6,000.00	4,400.00	1,600.00
Director and meeting expense	2,000.00	3,753.85	(1,753.85)
Insurance	40,000.00	34,125.00	5,875.00
Legal	77,000.00	65,676.90	11,323.10
Miscellaneous	2,000.00	736.93	1,263.07
Payroll taxes	459.00	336.60	122.40
Election	-	217.33	(217.33)
Website	1,500.00	2,276.76	(776.76)
Contingency	27,099.00	-	27,099.00
Total Expenditures	<u>246,000.00</u>	<u>190,893.50</u>	<u>55,106.50</u>
Other Financing Sources (Uses)			
Transfers to other fund	(1,262,233.00)	(235,369.16)	(1,026,863.84)
Total Other Financing Sources (Uses)	<u>(1,262,233.00)</u>	<u>(235,369.16)</u>	<u>(1,026,863.84)</u>
Net Change in Fund Balances	194,499.00	1,306,240.23	(1,111,741.23)
Fund Balance - Beginning	1,941,491.00	1,832,655.19	108,835.81
Fund Balance - Ending	<u>\$ 2,135,990.00</u>	<u>\$ 3,138,895.42</u>	<u>\$ (1,002,905.42)</u>

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

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Operations fee (homeowners)	\$ 609,180.00	\$ 393,368.36	\$ 215,811.64
Operations fee (vacant lots)	2,976.00	10,456.00	(7,480.00)
Working capital	30,000.00	11,665.00	18,335.00
Design review fees	4,000.00	1,080.00	2,920.00
Legal collection fees	15,000.00	19,038.67	(4,038.67)
Violations and late fees	10,000.00	3,416.30	6,583.70
Interest Income	800.00	1,122.60	(322.60)
Other Revenue	10,000.00	12,150.68	(2,150.68)
Total Revenue	<u>681,956.00</u>	<u>452,297.61</u>	<u>229,658.39</u>
Expenditures			
Facilities management - contract	53,000.00	41,210.48	11,789.52
Facilities management - costs	25,000.00	15,786.37	9,213.63
Miscellaneous	5,000.00	2,219.59	2,780.41
Security	24,000.00	24,900.00	(900.00)
Irrigation repairs and improvements	50,000.00	26,698.66	23,301.34
Landscape improvements	50,000.00	17,790.00	32,210.00
Landscape maintenance - contract	399,900.00	199,950.00	199,950.00
Tree and shrub maintenance	25,000.00	-	25,000.00
Snow removal	35,000.00	-	35,000.00
Grounds maintenance	25,000.00	6,342.42	18,657.58
Holiday lighting	25,000.00	760.50	24,239.50
Lighting	10,000.00	6,877.18	3,122.82
Playground inspection and repairs	10,000.00	3,300.00	6,700.00
Water	160,000.00	114,099.78	45,900.22
Gas and electric	22,000.00	10,066.47	11,933.53
Community activities	60,000.00	41,078.35	18,921.65
Design review	10,000.00	4,300.00	5,700.00
Legal - collections	40,000.00	21,492.95	18,507.05
Trash collection	174,000.00	148,145.55	25,854.45
Contingency	37,100.00	-	37,100.00
Total Expenditures	<u>1,240,000.00</u>	<u>685,018.30</u>	<u>554,981.70</u>
Other Financing Sources (Uses)			
Transfers from other funds	563,144.00	200,054.41	363,089.59
Total Other Financing Sources (Uses)	<u>563,144.00</u>	<u>200,054.41</u>	<u>363,089.59</u>
Net Change in Fund Balances	5,100.00	(32,666.28)	37,766.28
Fund Balance - Beginning	20,400.00	33,345.60	(12,945.60)
Fund Balance - Ending	<u>\$ 25,500.00</u>	<u>\$ 679.32</u>	<u>\$ 24,820.68</u>

SUPPLEMENTARY INFORMATION

Draft

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

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,246,230.00	\$ 1,220,791.20	\$ 25,438.80
Specific ownership taxes	74,774.00	53,656.33	21,117.67
Interest Income	66,500.00	93,995.10	(27,495.10)
Total Revenue	<u>1,387,504.00</u>	<u>1,368,442.63</u>	<u>19,061.37</u>
Expenditures			
County Treasurer's Fee	18,693.00	18,296.88	396.12
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>552,809.38</u>	<u>1,047,190.62</u>
Net Change in Fund Balances	(212,496.00)	815,633.25	(1,028,129.25)
Fund Balance - Beginning	1,768,482.00	1,779,147.78	(10,665.78)
Fund Balance - Ending	<u>\$ 1,555,986.00</u>	<u>\$ 2,594,781.03</u>	<u>\$ (1,038,795.03)</u>

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

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 22,000.00	\$ 22,714.29	\$ (714.29)
Total Revenue	<u>22,000.00</u>	<u>22,714.29</u>	<u>(714.29)</u>
Expenditures			
Legal	15,000.00	4,089.26	10,910.74
Capital outlay	500,000.00	-	500,000.00
Entryways/roundabouts	-	53,792.27	(53,792.27)
Total Expenditures	<u>515,000.00</u>	<u>57,881.53</u>	<u>457,118.47</u>
Other Financing Sources (Uses)			
Transfers from other funds	699,089.00	35,314.75	663,774.25
Total Other Financing Sources (Uses)	<u>699,089.00</u>	<u>35,314.75</u>	<u>663,774.25</u>
Net Change in Fund Balances	206,089.00	147.51	205,941.49
Fund Balance - Beginning	450,000.00	450,000.00	-
Fund Balance - Ending	<u>\$ 656,089.00</u>	<u>\$ 450,147.51</u>	<u>\$ 205,941.49</u>

Draft

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

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
Revenues			
ARI - Aurora Regional Improvement Tax	\$ 353,816.00	\$ 351,354.38	\$ (2,461.62)
Total Revenue	<u>353,816.00</u>	<u>351,354.38</u>	<u>(2,461.62)</u>
Expenditures			
County Treasurer's Fee	5,307.00	5,271.29	(35.71)
Regional mill levy - Payment to SARIA	348,509.00	346,083.09	(2,425.91)
Total Expenditures	<u>353,816.00</u>	<u>351,354.38</u>	<u>(2,461.62)</u>
Net Change in Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - Beginning	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Draft

Blackstone Metropolitan District
Schedule of Cash Position
September 30, 2024
Updated as of October 14, 2024

	General Fund	Special Revenue Fee Fund	Debt Service Fund GO Bonds	Capital Projects Fund	Capital Projects Regional Imprvmt	Total
<u>st Bank - Checking</u>						
Balance as of 09/30/2024	\$ 7,834.69	\$ 38,916.87	\$ -	\$ 5,182.58	\$ -	\$ 51,934.14
Subsequent activity:						
10/01/24 - Bill.com Payment	-	(7,078.05)	-	-	-	(7,078.05)
10/03/24 - Aurora Water Autopay	-	(8,038.41)	-	-	-	(8,038.41)
10/03/24 - Public Storage Autopay	-	(213.00)	-	-	-	(213.00)
10/04/24 - Xcel Autopay	-	(538.26)	-	-	-	(538.26)
10/08/24 - Bill.com Payment	-	(10,994.79)	-	-	(8,514.22)	(19,509.01)
<i>Anticipated Bill.com Payment</i>	<i>(16,167.49)</i>	<i>(78,459.60)</i>	<i>-</i>	<i>(7,233.11)</i>	<i>-</i>	<i>(101,860.20)</i>
<i>Anticipated Transfer from Colostrust</i>	<i>38,960.81</i>	<i>69,474.44</i>	<i>-</i>	<i>2,050.53</i>	<i>8,514.22</i>	<i>119,000.00</i>
<i>Anticipated Balance</i>	<i>30,698.01</i>	<i>69,474.44</i>	<i>-</i>	<i>2,050.53</i>	<i>8,514.22</i>	<i>119,000.00</i>
	<u>30,698.01</u>	<u>69,474.44</u>	<u>-</u>	<u>2,050.53</u>	<u>8,514.22</u>	<u>119,000.00</u>
<u>Colostrust - Savings Account</u>						
Balance as of 09/30/2024	\$ 3,153,868.70	\$ 119,797.16	\$ 2,589,291.98	\$ 452,198.04	\$ 8,514.22	\$ 6,323,670.10
Subsequent activity:						
10/10/24 - Property Taxes	8,294.96	-	5,489.05	-	-	13,784.01
Surplus fund	-	-	(1,000,000.00)	-	-	(1,000,000.00)
<i>Anticipated Transfer to Checking</i>	<i>(38,960.81)</i>	<i>(69,474.44)</i>	<i>-</i>	<i>(2,050.53)</i>	<i>(8,514.22)</i>	<i>(119,000.00)</i>
<i>Anticipated Balance</i>	<i>3,123,202.85</i>	<i>50,322.72</i>	<i>1,594,781.03</i>	<i>450,147.51</i>	<i>-</i>	<i>5,218,454.11</i>
	<u>3,123,202.85</u>	<u>50,322.72</u>	<u>1,594,781.03</u>	<u>450,147.51</u>	<u>-</u>	<u>5,218,454.11</u>
<i>Total by fund</i>	<u>\$ 3,153,830.86</u>	<u>\$ 53,391.92</u>	<u>\$ 1,594,781.03</u>	<u>\$ 450,147.51</u>	<u>\$ -</u>	<u>\$ 5,252,151.32</u>

Yield Information:

Colostrust Prime (Sep 2024) - 5.0845%
Colostrust Plus (Sep 2024) - 5.2684%

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	Senate Backfill	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	-	15,569.69	38.56	(4,973.70)	-	45,633.15	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	27,137.44	-	16,411.39	665.31	(417.04)	-	-	43,797.10	0.87%	98.22%	42,138.83	1.03%	99.04%
August	3,720.55	-	15,187.76	88.64	(57.14)	-	-	18,939.81	0.12%	98.34%	19,574.73	0.10%	99.14%
September	-	-	13,784.01	-	-	-	-	13,784.01	0.00%	98.34%	13,947.55	0.00%	99.14%
October	-	-	-	-	-	-	-	-	0.00%	98.34%	21,080.49	0.21%	99.35%
November	-	-	-	-	-	-	-	-	0.00%	98.34%	33,526.03	0.65%	100.00%
December	-	-	-	-	-	-	-	-	0.00%	98.34%	11,278.91	0.00%	100.00%
Total	\$ 3,077,487.80	\$ -	\$ 134,740.87	\$ (1,643.49)	\$ (46,822.16)	\$ -	\$ 45,633.15	\$ 3,209,396.17	98.34%	98.34%	\$ 2,795,722.60	100.00%	100.00%

Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
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Property Tax

General Fund	\$ 1,529,464.00	48.87%	\$ 1,505,342.22	98.42%
Debt Service Fund	1,246,230.00	39.82%	1,220,791.20	97.96%
Regional	353,816.00	11.31%	351,354.38	99.30%
Total	\$ 3,129,510.00	100.00%	\$ 3,077,487.80	

Specific Ownership Tax

General Fund	\$ 91,768.00	55.10%	\$ 81,084.54	88.36%
Debt Service Fund	74,774.00	44.90%	53,656.33	71.76%
Total	\$ 166,542.00	100.00%	\$ 134,740.87	

Treasurer's Fees

General Fund	\$ 22,942.00	48.87%	\$ 23,253.99	101.36%
Debt Service Fund	18,693.00	39.82%	18,296.88	97.88%
Regional	5,307.00	11.31%	5,271.29	99.33%
Total	\$ 46,942.00	100.00%	\$ 46,822.16	

Due To SARIA From 2023	\$ 446.83
Pledged Ptax Collected	346,083.09
Payments to SARIA	346,529.92
Due To SARIA	\$ 0.00

**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.

Draft

**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**

<u>Ending December 31,</u>	<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>

RESOLUTION
ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING
MILL LEVIES FOR THE CALENDAR YEAR 2025

The Board of Directors of Blackstone Metropolitan District (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a special meeting, via teleconference and at Blackstone Country Club, 7777 S. Country Club Parkway, Aurora, Colorado on October 22, 2024, at the hour of 6:00 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank]

NOTICE AS TO PROPOSED 2025 BUDGET

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2025. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2025 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Arapahoe County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED OCTOBER 22, 2024.

DISTRICT:

BLACKSTONE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: __

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF ARAPAHOE
BLACKSTONE METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at 7777 S. Country Club Parkway, Aurora, Colorado and via teleconference on Tuesday, October 22, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ day of October, 2024.

Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

BLACKSTONE METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**BLACKSTONE METROPOLITAN DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 8/31/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 5,244,363	\$ 4,180,373	\$ 4,080,803	\$ 4,080,803	\$ 5,029,099
REVENUES					
Property taxes	2,605,452	2,775,694	2,726,133	2,775,694	2,799,397
Specific ownership taxes	174,748	166,542	120,957	166,542	167,964
ARI - Aurora Regional Improvement Tax	52,714	353,816	351,354	353,816	356,609
Interest Income	312,513	170,800	190,931	272,200	204,800
Operations fee (homeowners)	544,315	609,180	581,192	589,380	589,380
Operations fee (vacant lots)	3,120	2,976	10,456	11,758	2,604
Working capital	21,835	30,000	11,665	20,000	30,000
Design review fees	955	4,000	775	2,000	2,000
Legal collection fees	23,413	15,000	19,744	30,000	30,000
Violations and late fees	5,988	10,000	3,279	6,000	10,000
Oil and gas lease	25,740	-	-	-	-
Other Revenue	16,893	10,000	57,734	65,633	10,005
Total revenues	<u>3,787,686</u>	<u>4,148,008</u>	<u>4,074,220</u>	<u>4,293,023</u>	<u>4,202,759</u>
TRANSFERS IN	<u>2,514,748</u>	<u>1,262,233</u>	<u>90,315</u>	<u>690,589</u>	<u>1,204,060</u>
Total funds available	<u>11,546,797</u>	<u>9,590,614</u>	<u>8,245,338</u>	<u>9,064,415</u>	<u>10,435,918</u>
EXPENDITURES					
General Fund	185,653	246,000	173,632	220,743	297,000
Debt Service Fund	1,557,533	1,600,000	552,810	1,587,268	1,600,000
Capital Projects Fund	2,053,986	515,000	54,423	85,000	500,000
Capital Projects - Regional Improvement Fund	52,714	353,816	351,354	353,816	356,614
Special Revenue Fund	1,101,360	1,240,000	560,180	1,097,900	1,258,000
Total expenditures	<u>4,951,246</u>	<u>3,954,816</u>	<u>1,692,399</u>	<u>3,344,727</u>	<u>4,011,614</u>
TRANSFERS OUT	<u>2,514,748</u>	<u>1,262,233</u>	<u>90,315</u>	<u>690,589</u>	<u>1,204,060</u>
Total expenditures and transfers out requiring appropriation	<u>7,465,994</u>	<u>5,217,049</u>	<u>1,782,714</u>	<u>4,035,316</u>	<u>5,215,674</u>
ENDING FUND BALANCES	<u>\$ 4,080,803</u>	<u>\$ 4,373,565</u>	<u>\$ 6,462,624</u>	<u>\$ 5,029,099</u>	<u>\$ 5,220,244</u>
EMERGENCY RESERVE	\$ 63,500	\$ 71,600	\$ 70,700	\$ 74,500	\$ 72,400
AVAILABLE FOR OPERATIONS	1,787,756	2,084,890	3,229,056	2,664,189	2,900,106
SERIES 2017 SURPLUS FUND	1,042,125	1,042,125	1,042,125	1,042,125	1,042,125
CAPITAL PROJECTS RESERVE	450,000	656,089	656,089	656,089	814,149
TOTAL RESERVE	<u>\$ 3,343,381</u>	<u>\$ 3,854,704</u>	<u>\$ 4,997,970</u>	<u>\$ 4,436,903</u>	<u>\$ 4,828,780</u>

**BLACKSTONE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 8/31/2024	ESTIMATED 2024	BUDGET 2025
ASSESSED VALUATION					
Residential	\$ 42,869,846	\$ 53,296,143	\$ 53,296,143	\$ 53,296,143	\$ 53,611,592
Commercial	1,378,952	1,563,613	1,563,613	1,563,613	1,563,613
State assessed	8,930	9,180	9,180	9,180	10,470
Vacant land	1,059,326	478,966	478,966	478,966	359,275
Personal property	1,208,868	1,298,865	1,298,865	1,298,865	1,585,580
Natural Resources	-	33	33	33	33
Certified Assessed Value	<u>\$ 46,525,922</u>	<u>\$ 56,646,800</u>	<u>\$ 56,646,800</u>	<u>\$ 56,646,800</u>	<u>\$ 57,130,563</u>
MILL LEVY					
General	26.000	27.000	27.000	27.000	27.000
Debt Service	30.000	22.000	22.000	22.000	22.000
ARI	1.133	6.246	6.246	6.246	6.242
Total mill levy	<u>57.133</u>	<u>55.246</u>	<u>55.246</u>	<u>55.246</u>	<u>55.242</u>
PROPERTY TAXES					
General	\$ 1,209,674	\$ 1,529,464	\$ 1,529,464	\$ 1,529,464	\$ 1,542,525
Debt Service	1,395,778	1,246,230	1,246,230	1,246,230	1,256,872
ARI	52,714	353,816	353,816	353,816	356,609
Levied property taxes	2,658,166	3,129,510	3,129,510	3,129,510	3,156,006
Adjustments to actual/rounding	-	-	(52,023)	-	-
Budgeted property taxes	<u>\$ 2,658,166</u>	<u>\$ 3,129,510</u>	<u>\$ 3,077,487</u>	<u>\$ 3,129,510</u>	<u>\$ 3,156,006</u>
BUDGETED PROPERTY TAXES					
General	\$ 1,209,674	\$ 1,529,464	\$ 1,505,342	\$ 1,529,464	\$ 1,542,525
Debt Service	1,395,778	1,246,230	1,220,791	1,246,230	1,256,872
ARI	52,714	353,816	351,354	353,816	356,609
	<u>\$ 2,658,166</u>	<u>\$ 3,129,510</u>	<u>\$ 3,077,487</u>	<u>\$ 3,129,510</u>	<u>\$ 3,156,006</u>

**BLACKSTONE METROPOLITAN DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 8/31/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 3,039,534	\$ 1,941,491	\$ 1,832,656	\$ 1,832,656	\$ 2,718,189
REVENUES					
Property taxes	1,209,674	1,529,464	1,505,342	1,529,464	1,542,525
Specific ownership taxes	83,290	91,768	72,790	91,768	92,552
Interest Income	174,819	81,500	87,982	130,000	100,000
Oil and gas lease	25,740	-	-	-	-
Other Revenue	-	-	45,633	45,633	-
Total revenues	<u>1,493,523</u>	<u>1,702,732</u>	<u>1,711,747</u>	<u>1,796,865</u>	<u>1,735,077</u>
Total funds available	<u>4,533,057</u>	<u>3,644,223</u>	<u>3,544,403</u>	<u>3,629,521</u>	<u>4,453,266</u>
EXPENDITURES					
General and administrative					
Accounting	58,058	60,500	48,890	65,000	65,000
Auditing	5,700	6,500	-	6,500	7,000
County Treasurer's Fee	18,172	22,942	23,254	22,942	23,138
Directors' fees	4,000	6,000	3,500	6,000	6,000
Insurance	35,009	40,000	34,125	34,125	40,000
Director and meeting expense	1,940	2,000	-	2,000	2,000
Legal	56,607	77,000	60,364	77,000	80,000
Miscellaneous	1,283	2,000	737	2,000	2,000
Payroll taxes	306	459	268	459	459
Election	3,937	-	217	217	40,000
Website	641	1,500	2,277	4,500	5,000
Contingency	-	27,099	-	-	26,403
Total expenditures	<u>185,653</u>	<u>246,000</u>	<u>173,632</u>	<u>220,743</u>	<u>297,000</u>
TRANSFERS OUT					
Transfers to other fund	<u>2,514,748</u>	<u>1,262,233</u>	<u>90,315</u>	<u>690,589</u>	<u>1,204,060</u>
Total expenditures and transfers out requiring appropriation	<u>2,700,401</u>	<u>1,508,233</u>	<u>263,947</u>	<u>911,332</u>	<u>1,501,060</u>
ENDING FUND BALANCES	<u>\$ 1,832,656</u>	<u>\$ 2,135,990</u>	<u>\$ 3,280,456</u>	<u>\$ 2,718,189</u>	<u>\$ 2,952,206</u>
EMERGENCY RESERVE	\$ 44,900	\$ 51,100	\$ 51,400	\$ 54,000	\$ 52,100
AVAILABLE FOR OPERATIONS	1,787,756	2,084,890	3,229,056	2,664,189	2,900,106
TOTAL RESERVE	<u>\$ 1,832,656</u>	<u>\$ 2,135,990</u>	<u>\$ 3,280,456</u>	<u>\$ 2,718,189</u>	<u>\$ 2,952,206</u>

**BLACKSTONE METROPOLITAN DISTRICT
SPECIAL REVENUE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 8/31/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 20,580	\$ 20,400	\$ 18,999	\$ 18,999	\$ 28,937
REVENUES					
Operations fee (homeowners)	544,315	609,180	581,192	589,380	589,380
Operations fee (vacant lots)	3,120	2,976	10,456	11,758	2,604
Working capital	21,835	30,000	11,665	20,000	30,000
Design review fees	955	4,000	775	2,000	2,000
Legal collection fees	23,413	15,000	19,744	30,000	30,000
Violations and late fees	5,988	10,000	3,279	6,000	10,000
Interest Income	293	800	977	1,200	800
Other Revenue	16,893	10,000	12,101	20,000	10,000
Total revenues	<u>616,812</u>	<u>681,956</u>	<u>640,189</u>	<u>680,338</u>	<u>674,784</u>
TRANSFERS IN					
Transfers from other funds	<u>482,967</u>	<u>563,144</u>	<u>55,000</u>	<u>427,500</u>	<u>575,000</u>
Total funds available	<u>1,120,359</u>	<u>1,265,500</u>	<u>714,188</u>	<u>1,126,837</u>	<u>1,278,721</u>
EXPENDITURES					
Operations and maintenance					
Community activities	27,389	60,000	39,506	60,000	60,000
Contingency	-	37,100	-	-	36,040
Design review	6,005	10,000	4,120	10,000	10,000
Facilities management - contract	53,250	53,000	36,610	53,000	57,960
Facilities management - costs	20,106	25,000	13,308	25,000	25,000
Legal - collections	47,214	40,000	15,053	30,000	30,000
Security	24,000	24,000	-	24,000	24,000
Miscellaneous	9,889	5,000	1,977	5,000	5,000
Landscape Maintenance					
Irrigation repairs and improvements	34,913	50,000	25,354	35,000	50,000
Landscape improvements	36,220	50,000	-	35,000	50,000
Landscape maintenance - contract	427,653	399,900	199,950	399,900	408,000
Tree and shrub maintenance	16,715	25,000	-	10,000	25,000
Grounds & Park Maintenance					
Grounds maintenance	6,023	25,000	6,342	12,000	25,000
Holiday lighting	5,269	25,000	676	25,000	25,000
Lighting	8,554	10,000	6,877	10,000	10,000
Playground inspection and repairs	185	10,000	3,300	10,000	10,000
Snow removal	-	35,000	-	-	35,000
Utilities					
Gas and electric	17,096	22,000	8,481	20,000	22,000
Trash collection	198,516	174,000	103,559	174,000	180,000
Water	162,363	160,000	95,067	160,000	170,000
Total expenditures	<u>1,101,360</u>	<u>1,240,000</u>	<u>560,180</u>	<u>1,097,900</u>	<u>1,258,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,101,360</u>	<u>1,240,000</u>	<u>560,180</u>	<u>1,097,900</u>	<u>1,258,000</u>
ENDING FUND BALANCES	<u>\$ 18,999</u>	<u>\$ 25,500</u>	<u>\$ 154,008</u>	<u>\$ 28,937</u>	<u>\$ 20,721</u>
EMERGENCY RESERVE	<u>\$ 18,600</u>	<u>\$ 20,500</u>	<u>\$ 19,300</u>	<u>\$ 20,500</u>	<u>\$ 20,300</u>
TOTAL RESERVE	<u>\$ 18,600</u>	<u>\$ 20,500</u>	<u>\$ 19,300</u>	<u>\$ 20,500</u>	<u>\$ 20,300</u>

**BLACKSTONE METROPOLITAN DISTRICT
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 8/31/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,734,249	\$ 1,768,482	\$ 1,779,148	\$ 1,779,148	\$ 1,625,884
REVENUES					
Property taxes	1,395,778	1,246,230	1,220,791	1,246,230	1,256,872
Specific ownership taxes	91,458	74,774	48,167	74,774	75,412
Interest Income	115,196	66,500	82,049	113,000	75,000
Total revenues	<u>1,602,432</u>	<u>1,387,504</u>	<u>1,351,007</u>	<u>1,434,004</u>	<u>1,407,284</u>
Total funds available	<u>3,336,681</u>	<u>3,155,986</u>	<u>3,130,155</u>	<u>3,213,152</u>	<u>3,033,168</u>
EXPENDITURES					
Debt Service					
Bond interest	1,086,125	1,068,125	534,063	1,068,125	1,048,125
Bond principal	450,000	500,000	-	500,000	520,000
County Treasurer's Fee	20,958	18,693	18,297	18,693	18,853
Paying agent fees	450	450	450	450	450
Contingency	-	12,732	-	-	12,572
Total expenditures	<u>1,557,533</u>	<u>1,600,000</u>	<u>552,810</u>	<u>1,587,268</u>	<u>1,600,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,557,533</u>	<u>1,600,000</u>	<u>552,810</u>	<u>1,587,268</u>	<u>1,600,000</u>
ENDING FUND BALANCES	<u>\$ 1,779,148</u>	<u>\$ 1,555,986</u>	<u>\$ 2,577,345</u>	<u>\$ 1,625,884</u>	<u>\$ 1,433,168</u>
SERIES 2017 SURPLUS FUND	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>
TOTAL RESERVE	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>	<u>\$ 1,042,125</u>

**BLACKSTONE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 8/31/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 656,089
REVENUES					
Interest Income	22,205	22,000	19,923	28,000	29,000
Total revenues	<u>22,205</u>	<u>22,000</u>	<u>19,923</u>	<u>28,000</u>	<u>29,000</u>
TRANSFERS IN					
Transfers from other funds	<u>2,031,781</u>	<u>699,089</u>	<u>35,315</u>	<u>263,089</u>	<u>629,060</u>
Total funds available	<u>2,503,986</u>	<u>1,171,089</u>	<u>505,238</u>	<u>741,089</u>	<u>1,314,149</u>
EXPENDITURES					
Capital Projects					
Reserve study	3,250	-	-	-	-
Legal	10,740	15,000	631	15,000	-
Entryways/roundabouts	1,750,806	-	53,792	70,000	-
Capital outlay	-	500,000	-	-	500,000
Trees	289,190	-	-	-	-
Total expenditures	<u>2,053,986</u>	<u>515,000</u>	<u>54,423</u>	<u>85,000</u>	<u>500,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,053,986</u>	<u>515,000</u>	<u>54,423</u>	<u>85,000</u>	<u>500,000</u>
ENDING FUND BALANCES	<u>\$ 450,000</u>	<u>\$ 656,089</u>	<u>\$ 450,815</u>	<u>\$ 656,089</u>	<u>\$ 814,149</u>
CAPITAL PROJECTS RESERVE	<u>\$ 450,000</u>	<u>\$ 656,089</u>	<u>\$ 656,089</u>	<u>\$ 656,089</u>	<u>\$ 814,149</u>
TOTAL RESERVE	<u>\$ 450,000</u>	<u>\$ 656,089</u>	<u>\$ 656,089</u>	<u>\$ 656,089</u>	<u>\$ 814,149</u>

**BLACKSTONE METROPOLITAN DISTRICT
CAPITAL PROJECTS - REGIONAL IMPROVEMENT FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 8/31/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
ARI - Aurora Regional Improvement Tax	52,714	353,816	351,354	353,816	356,609
Other Revenue	-	-	-	-	5
Total revenues	52,714	353,816	351,354	353,816	356,614
Total funds available	52,714	353,816	351,354	353,816	356,614
EXPENDITURES					
General and Administrative					
County Treasurer's Fee	791	5,307	5,271	5,307	5,349
Regional mill levy - Payment to SARIA	51,923	348,509	346,083	348,509	351,265
Capital Projects					
Total expenditures	52,714	353,816	351,354	353,816	356,614
Total expenditures and transfers out requiring appropriation	52,714	353,816	351,354	353,816	356,614
ENDING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -

**BLACKSTONE METROPOLITAN DISTRICT
2025 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 2025. 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
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2025, SB22-238, SB23B-001, SB 24-233, and HB24B-1001 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 2025 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
2025 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
2025 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 2025, as defined under TABOR.

This information is an integral part of the accompanying budget.

**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

<u>Bonds and Interest Maturing in the Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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>\$ 25,535,000</u>	<u>\$ 14,974,875</u>	<u>\$ 40,509,875</u>

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
August 20, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Marty Liles, Brent Johnston, and Aaron Jones.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand (Landtech Contractors, LLC), Curtis Bourgouin (CliftonLarsonAllen, LLP), Beau McMahon (Brightstar Management Group), and Jeffrey B. Smith (Altitude Law) and members of the public. The meeting was called to order at 6:00 pm.

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST – Attorney 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. Attorney 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 –There were no updates to the agenda. Upon motion duly made by Director Liles, seconded by Director Deeds, upon vote, unanimously carried, the agenda was approved as submitted.

IV. LANDSCAPE MAINTENANCE REPORT

- a. Mr. Zand reviewed the Landscape Maintenance Report and gave an update on Approved Work Orders with the Board. Mr. Zand noted the ornamental grasses were cut down. Weekly services are ongoing and weeding is being completed on Blackstone Parkway.
 - 1. Consider Work Orders/Proposals Sod – The Board reviewed the proposals from Landtech for Smoky Hill Median Mulch Rings, Rock and Edger Installation; Monaghan Entrance Sod and Irrigation, and Sod Installation at Hilltop Park. Upon motion duly made and seconded, upon vote, unanimously carried, the Board authorized Director Liles to obtain a second bid for the work and award a contract not to exceed \$34,638.
 - 2. Other Landscape Matters – Director Deeds noted excessive water on the property. Mr. Zand noted the watering has been reduced. It was noted the Hilltop Park lights are on for more than 24 hours and Full Spectrum lighting is looking into the matter. Also, waste Station bags are falling out. Mr. Zand will handle.

V. ALTITUDE LAW

- a. Mr. Smith introduced himself to the Board.

VI. PUBLIC COMMENT

- An owner thanked the Board for looking into SARIA and encouraged the Board to do what is best for the community.
- An owner expressed concern about the service plan amendment.

VII. FINANCIAL REPORT

- a. The Board reviewed the financial statements updated as of July 31, 2024. Upon motion duly made and seconded, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP.
- b. The Board directed Mr. McMahon to schedule a meeting to discuss District Finances, Budget, and Bonds.
- c. No other financial matters were discussed.

VIII. MANAGEMENT REPORT

- a. No District Management Report.
- b. Mr. McMahon provided an update to the Board regarding the management transition.
- c. Mr. McMahon noted he is working with Westwind on payment options. Mr. Bourgouin will research FirstBank fees.
- d. Mr. McMahon engaged in discussion with the Board regarding the ARC review and approval process.

IX. CONSENT AGENDA

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

- a. Approve July 9, 2024 Special Meeting Minutes
- b. Approve July 16, 2024 Special Meeting Minutes
- c. Approve July 30, 2024 Special Meeting Minutes
- d. Approve and Ratify 2023 Annual Report
- e. Approve and Ratify Payment of Claims in the amount of \$67,869.99
- f. Ratify Independent Contractor Agreement with Brightstar Management Group
- g. Ratify Independent Contractor Agreement with Davey Resource Group
- h. Ratify Software as a Service Agreement with Davey Resource Group

X. COMMITTEE REPORTS

- a. Landscape Committee
 1. Capital Projects
 - i. Final Acceptance of Blackstone Entryways and Medians – The Board engaged in discussion regarding the final acceptance of the Blackstone Entryways and Medians. The Board did not accept them at this time.
 - ii. Status of Singing Hills Reimbursement for Full Spectrum Lighting Electrical Work – Mr. McMahon provided an update to the Board, noting discussions are ongoing.
 2. Water Wise Landscaping – Assessment and Rebates – Deferred.
- b. Architectural / Design Review – Deferred.
- c. Social Committee – Ms. Morgan provided an update on recent and planned social committee activities. The Board engaged in discussion regarding additional social committee members. Following discussion, upon a motion duly made by Director Deeds and seconded by Director Liles, the Board unanimously approved the addition of three members. Candace, Lori, and Jamie welcome to Blackstone Social Committee.

d. Website Committee – Deferred.

XI. LEGAL REPORT

- a. The Board engaged in discussion regarding the memorandum of district contracts.
- b. There were no other legal matters.

XII. DIRECTOR'S ITEMS

- a. Director Jones reviewed the proposal for equipment to stream Board meetings. Following discussion, upon a motion duly made by Director Deeds, and seconded by Director Johnston, the Board unanimously approved the proposal from purchase of the equipment and a Zoom Room license.
- b. The Board deferred the Board Packet Distribution Platforms discussion.
- c. Mr. Wyatt Johnson reviewed the Eagle Scout Project with the Board. Mr. Johnson noted he is seeking a sponsor for the project.
- d. ARI Mill Levy/SARIA Discussion
 - 1. Recap of SARIA Board Meeting – Director Jones provided the Board with a recap.
 - 2. Discuss Master Plan Number Three – Director Jones reviewed the proposed projects and financing with the Board.
 - 3. Discuss ARI Options – Deferred.
 - 4. Consider Authorizing Engagement of Special Counsel – Following discussion, upon a motion duly made by Director Deeds, and seconded by Director Liles, the Board unanimously authorized the engagement of Law of the Rockies as special counsel on ARI and SARIA matters. The Board also authorized Law of the Rockies to reach out to Brian Matise.
- e. The Board reviewed the Tips for Being an Effective Board Member.

XIII. PUBLIC COMMENT

None.

XIV. OTHER BUSINESS

- There was no other business reported.

XV. ADJOURNMENT

- a. Upon motion duly made by Director Deeds, seconded by Director Jones, upon vote, unanimously carried, the Board adjourned the meeting at 8:17 pm.

Minutes approved: _____ Date: _____

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES
September 17, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Lisa Monohan, Brent Johnston, Aaron Jones were present. Mr. Lyles was absent and excused from this meeting.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand (Landtech Contractors, LLC), Curtis Bourgouin (CliftonLarsonAllen, LLP), Laura Reese, and Maranda Witt (Brightstar District Management), and members of the public. The meeting was called to order at 6:00 pm.

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. LANDSCAPE MAINTENANCE REPORT

- a. Mr. Zand reviewed the Landscape Maintenance Report and gave an update on Approved Work Orders with the Board. Mr. Zand noted the ornamental grasses were cut down. Weekly services are ongoing, and the wedding is being completed on Blackstone Parkway.
 - 1. The snow removal for 2024-2025 updated contract, the Board told Mr. Zand to proceed like he did last year and to contact the City of Aurora.

V. ALTITUDE LAW

- a. No action needed

VI. PUBLIC COMMENT

- A homeowner brought up Hilltop Park and renovated it. This will include a gazebo and special needs access as well. The board asked for three more bids and Mr. Waldron would scan over the document the homeowner presented.

VII. FINANCIAL REPORT

- a. The Board reviewed the financial statements updated as of August, 2024. Upon motion duly made and seconded, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP.
- b. The Board will be hosting a budget working meeting on 9/25/2024.
- c. No other financial matters were discussed.

VIII. MANAGEMENT REPORT – Tabled until next meeting

IX. 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 August 20, 2024 Special Meeting Minutes
- b. Approve and Ratify Payment of Claims in the amount of \$372,978.78
- c. Ratify Work Order Nos. 1-4 with Landtech for Property Enhancements.

X. COMMITTEE REPORTS

- a. Landscape Committee
 - 1. The landscape committee completed a walk with Ben, from LandTech, to determine the trees that need to be pruned and replaced. Director Lyles to provide additional information.
- b. Architectural / Design Review – No action needed or taken at this time.
- c. Social Committee – Ms. Morgan provided an update stating that they are still within the budget. Ms. Morgan stated in November they are planning to do a masquerade ball for the homeowners. The Social committee is looking into events for the 2025 year.
- d. Website Committee – The Board would like the Management Team to direct more homeowners to the website. The committee would like more members to join, and they would like to change their name to the Technology Committee.

XI. LEGAL REPORT

- a. **No action currently**

XII. DIRECTOR'S ITEMS

- a. Singing Hills Payment Discussion.
 - 1. The board has agreed to release the payment of \$20,000.
 - 2. The board has tabled the reimbursed for Full Spectrum Lighting until more information is received.
- b. Lighting Bid from LMI
 - 1. The Board has determined that this bid is not complete and made no motion at this time.
- c. Arborist Discussion
 - 1. The Board would like Landtech and Brightstar to work together on this project. Director Lyles would like to be present for the walk with Davey Tree and LandTech.
- d. Website Postings and Accessibility Discussion.
 - 1. The board would like to make sure that Brightstar has District information posted to the website in a timely manner.
- e. Golf Cart Discussion
 - 1. The Board has decided to table this item.
- f. District Sign Update Discussion.
 - 1. The board has requested an example of the new signs for the District to be presented to the board.
- g. Board Packet Distribution Platform
 - 1. The Board has tabled this item until the manager is available.
- h. Eagle Scout Project Sponsorship Discussion
 - 1. Mr. Wyatt Johnson presented to the board the cost and location and said that they may need more flags. Mr. Wyatt came up with a permeant solution for them. The board asked to be provided with the cost at the next board meeting.
- i. SDA Conference Report
 - 1. The board noted that currently the District is in compliance and is aware of areas of improvement and will be discussing issues and improvements that Metro Districts face in the coming years.
- j. ARI Mill Levy/SARIA Discussion
 - 1. Recap of SARIA Board Meeting – Director Jones provided the Board with a recap. They were provided with a counteroffer and Saria informed them that they would hear soon regarding the counteroffer.

XIII. PUBLIC COMMENT

None.

XIV. OTHER BUSINESS

- Laura Reese (Brightstar Management) talked about the Alliance Portal and that everything is set up properly for the homeowners to make a one-time payment or recurring payments. She is still looking into companies that will not charge for debit or credit cards but is unable to find any.
- Anna (Streamline Representative) brought up the intranet sight, that would cost \$350.00, and this will hold all the data. The board tabled this until they have more information.

XV. ADJOURNMENT

- a. Upon motion duly made by Director Deeds, seconded by Director Jones, upon vote, unanimously carried, the Board adjourned the meeting at 8:21 pm.

Minutes approved: _____ Date: _____

**Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES
September 25, 2024**

ATTENDANCE & CALL TO ORDER

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

Others in attendance were Clint Waldron (WBA) and Curtis Bourgoiuin (CLA). The meeting was called to order at 6:00 p.m.

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

AGENDA REVIEW / UPDATES OR ACCEPTANCE – There were no updates, and upon motion duly made and seconded, the Agenda was unanimously approved as provided.

PUBLIC HEARING ON 2023 BUDGET AMENDMENT – Director Deeds opened the public hearing on the 2023 Budget Amendment. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Bourgoiuin reviewed the Resolution Amending the 2023 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the Capital Projects -Regional Improvement Fund to \$52,714.08.

2025 BUDGET WORKSHOP - Mr. Bourgoiuin reviewed the proposed 2025 budget with the Board. The Board discussed 2025 draft budget.

OTHER BUSINESS – None.

ADJOURNMENT – A motion was duly made, seconded, and unanimously carried to adjourn the meeting.

Minutes approved: _____ Date: _____

Blackstone Metro District Interim Claims List 9/10/24 - 10/16/24

<u>Process Date</u>	<u>Vendor</u>	<u>Invoice Number</u>	<u>Amount</u>
9/12/2024	Julie Konrade	Refund-86536	\$ 165.00
9/16/2024	Design Concepts	0022853	881.00
9/16/2024	Full Spectrum Lighting, Inc.	33340	1,150.78
9/16/2024	Pet Scoop, Inc.	573341	322.00
9/16/2024	SFR Acquisition 6 LLC	Refund- 86578	247.01
9/23/2024	Singing Hills Landscape Inc	Multiple	104,008.38
9/26/2024	Xcel Energy	53-0014753463-1 SEP24	208.67
9/27/2024	Aaron Jones	Reimbursement	1,143.46
9/30/2024	Altitude Community Law P.C.	1726 AUG24	3,036.17
9/30/2024	Firstbank Credit Card Center	Reimbursement Aug24	1,488.22
9/30/2024	Law of the Rockies Attorneys at Law	1	835.16
9/30/2024	Lee Design Group LLC	BLS24/08	180.00
9/30/2024	Lisa Monahan	Multiple	1,094.32
10/1/2024	Aurora Water	A116530 SEP24	13.81
10/1/2024	Aurora Water	A116535 SEP24	13.81
10/1/2024	Aurora Water	A116538 SEP24	13.81
10/1/2024	Aurora Water	A116540 SEP24	46.93
10/1/2024	Aurora Water	A116533 SEP24	86.69
10/1/2024	Aurora Water	A116539 SEP24	223.34
10/1/2024	Aurora Water	A116532 SEP24	436.64
10/1/2024	Aurora Water	A116534 SEP24	543.73
10/1/2024	Aurora Water	A116537 SEP24	1,115.60
10/1/2024	Aurora Water	A116536 SEP24	1,325.65
10/1/2024	Aurora Water	A116529 SEP24	1,571.00
10/1/2024	Aurora Water	A116531 SEP24	2,647.40
10/1/2024	Brightstar District Management LLC	101	7,078.05
10/8/2024	Sequoia Golf Blackstone Country Club	BMD0162	10,994.79
10/8/2024	South Aurora Regional Improvement Authority	Aug-24	8,514.22
		Total	\$ 149,385.64

**Blackstone Metropolitan District, City of Aurora, Arapahoe County, Colorado
Disclosure Notice Pursuant to § 32-1-809, C.R.S.**

Address and telephone number of the principal business officer:

c/o WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
303-858-1800

Name and business telephone number of the manager or other principal contact person for the District/board member contact information:

Clint C. Waldron, Esq.
WHITE BEAR ANKELE TANAKA & WALDRON
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Phone: 303-858-1800 Email: cwaldron@wbapc.com

Board members and re-election status of those members whose office will be on the ballot at the next regular election on May 6, 2025. Board members with an * will be on the ballot at the next regular election:

Perry Deeds, President – Term expires 2025*
Marty Liles, Secretary – Term expires 2025*
Brent Johnston, Treasurer – Term expires 2025*
Lisa Monahan, Vice President – Term expires 2027
Aaron Jones, Director – Term expires 2027

Regular meeting schedule and the place where notice of board meetings is posted pursuant to § 24-6-402(2)(c), C.R.S.:

Regular meetings are scheduled for third Tuesday of February through November, 2025 at 6:00 p.m., at Blackstone Country Club, 7777 S. Country Club Parkway, Aurora, Colorado and via teleconference.
Notices of board meetings are posted at <https://www.blackstonemetro.org/> or when online posting is unavailable, at the posting box located on the northeast corner of S. Blackstone Pkwy & E. County Line Rd, Aurora, Colorado.

Current mill levy (2024), for collection in 2025:
___.000 mills (total)

Total ad valorem tax revenue received during 2024:
\$[_____] (unaudited)

Date of the next regular Special District election of Board members: May 6, 2025

Procedure and timing to submit a self-nomination form for election to the Boards pursuant to § 1-13.5-303, C.R.S. :

Pursuant to § 1-13.5-303, C.R.S. any person interested in being a candidate for the Board must submit a self-nomination and acceptance form signed by the candidate and by a registered elector of the state as a witness to the candidate. On the date of signing the self-nomination form, the person desiring to serve on the Board must be an eligible elector of the District. The form or letter must be filed no earlier than January 1 and no later than the sixty-seventh (67th) day before the date of the next regular special district election. The form is filed with the Designated Election Official, or if none has been designated, the presiding officer or the secretary of the District at the address above. This form may be obtained by contacting the District's general counsel at (303) 858-1800. In place of the form, the candidate may submit a letter signed by the candidate and a registered elector of the state as witness to the signature of the candidate. Both the form and letter must state the following information: (1) name of the special district; (2) director office sought; (3) term of office sought; (4) date of the election; (5) full name of the candidate as it is to appear on the ballot; and (6) whether the candidate is a member of an executive board of a unit owners' association, as defined in § 38-33.3-103, C.R.S., located within the boundaries of the District. A self-nomination form meeting the statutory requirements must be filed prior to 5:00 p.m. on the sixty-seventh (67th) day before the election.

Address of any website on which the Special District's election results will be posted:

<https://cdola.colorado.gov/local-government> and <https://www.blackstonemetro.org/>

Information on the procedure to apply for permanent absentee voter status as described in § 1-13.5-1003, C.R.S.:

A permanent absentee voter status request form may be obtained by contacting the District's general counsel at (303) 858-1800.

**RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
BLACKSTONE METROPOLITAN DISTRICT**

DESIGNATING MEETING NOTICE POSTING LOCATION

WHEREAS, the Blackstone Metropolitan District (the "District" and the Board of Directors of the District, the "Board") is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 24-6-402(1)(a), C.R.S., the District is a local public body and subject to the provisions of §§ 24-6-401, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S., the District shall be considered to have given full and timely notice to the public if notice of the meeting is posted, with specific agenda information if available, on a public website of the District no less than twenty-four (24) hours prior to the meeting; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall make the notice posted on the public website accessible at no charge to the public, consider linking the notice to any appropriate social media accounts of the District, and, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by the District; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S., the District shall designate a place within the boundaries of the local public body at which it may post a notice no less than twenty-four (24) hours in advance of the meeting in the event that the District is unable to post the notice online due to exigent or emergency circumstances.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates <https://www.blackstonemetro.org/> as the website at which notices of District meetings will be posted twenty-four (24) hours in advance.

2. Pursuant to § 24-6-402(2)(c), C.R.S., the Board hereby designates the following location for the posting of its meeting notices twenty-four (24) hours in advance in the event that the District is unable to post notice on the District's website:

The posting box located on the northeast corner of S. Blackstone Pkwy and E. County Line Rd, Aurora, Colorado.

ADOPTED OCTOBER 22, 2024.

DISTRICT:

BLACKSTONE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: __

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

[Signature Page to Resolution Designating the Meeting Notice Posting Location]

BLACKSTONE METROPOLITAN DISTRICT
AMENDED AND RESTATED PUBLIC RECORDS REQUEST POLICY
Adopted October 22, 2024

I. Purposes of the District’s Public Records Request Policy

This Public Records Request Policy of the Blackstone Metropolitan District (the “**District**”) shall be applied and interpreted with the following purposes in mind:

- A. To adopt a Public Records Request Policy pursuant to § 24-72-203(1), C.R.S.;
- B. To provide access to and the protection and integrity of Public Records in the custody of the District;
- C. To prevent unnecessary interference with the regular discharge of the duties of the District and its manager in compliance with the Colorado Open Records Act, §§ 24-72-200.1 to 24-72-206, C.R.S. (“**CORA**”);
- D. To establish reasonable and standardized fees for producing copies of and information from records maintained by the District as authorized by CORA; and
- E. To set forth a general procedure for providing consistent, prompt and equitable service to those requesting access to Public Records.

II. Public Records Requests

A. Applicability.

This Public Records Request Policy applies to requests submitted to the District for the inspection of Public Records pursuant to CORA, and shall supersede any previously adopted CORA policies of the District.

B. Definitions.

1. “**Custodian**”: Except as otherwise provided in this policy, the term “**Custodian**” shall mean legal counsel, or any successor that has been designated by the Board of Directors of the District to oversee the collection, retention, and retrieval of Public Records of the District.

2. “**Public Records**”: As defined in § 24-72-202(6), C.R.S.

C. Submission of Requests

1. Requests for inspection of Public Records are to be submitted in writing on an official request form to the Custodian, and must be sufficiently specific as to enable the Custodian to locate the information requested with reasonable effort. The official request form is attached hereto as **Exhibit A** and incorporated herein by this reference, as may be modified from time to time by the District. The District has determined that the use of an official request form is necessary for the efficient handling of Public Records requests.

2. Requests may be submitted by mail, fax, e-mail, or hand-delivery.
3. A request shall be considered made when the request is actually received by the Custodian:
 - a. A letter is received when it is opened in the usual course of business by the recipient or a person authorized to open the recipient's mail;
 - b. A fax is received when it is printed during regular business hours, or, if received after hours, at 8:30 a.m. on the following business day; and
 - c. An e-mail is received when it is received and opened during regular business hours, or, if received after hours, at 8:30 a.m. on the following business day.
4. If a deposit is required, the request is not considered received until the deposit is paid.

D. Inspection.

1. The Custodian or the Custodian's designee shall make the requested Public Records available for inspection during regular business hours, deemed to be from 8:30 a.m. to 4:30 p.m., Monday through Friday, except for times the Custodian's office is closed. During the inspection of Public Records, the Custodian may ask that the requestor follow certain procedures to protect the integrity of the Public Records.
2. If a Public Record is not immediately or readily available for inspection, the Custodian or the Custodian's designee shall make an appointment or other arrangements with the applicant concerning the time at which the requested record will be available. The Public Records shall be made available for inspection within a reasonable time, which is presumed to be three (3) working days or less from the date of receipt of the request. Such three (3) day period may be extended by an additional seven (7) working days if extenuating circumstances, as described in § 24-72-203(3)(b), C.R.S., exist. Responding to applications for inspection of Public Records need not take priority over the previously scheduled work activities of the Custodian or the Custodian's designee.
3. All Public Records to which the request applies shall be preserved from the date of the request until such time as set forth in the District's records maintenance, retention, or deletion policy or practices utilized by the Custodian.
4. No one shall remove a Public Record from the Custodian's offices without the permission of the Custodian. Public Records may be removed from file folders or places of storage for photocopying by the Custodian or the Custodian's designee. The Custodian may allow a person to use his or her own portable electronic equipment to make copies of Public Records.
5. As a general practice, in response to a Public Records request:
 - a. Public Records will be made available for inspection in the format in which they are stored. If the Custodian is unable to produce the Public Record in its stored format for any reason set forth in § 24-72-203(3.5)(b) C.R.S., an alternate format may be produced or a denial issued under § 24-72-204, C.R.S.

b. The person making the request shall not be allowed to access the Custodian's computer or any other computer for purposes of inspecting any Public Records;

c. Any portion of a Public Record containing non-public information that is not subject to inspection may be redacted by the Custodian prior to making the record available for inspection. The Custodian is not required to redact information from a writing that is not a Public Record in order to make the writing available for inspection. *Denver Publishing Co. v. Bd. Of County Comm'rs of the County of Arapahoe*, 121 P.3d 190 (Colo. 2005); *Colorado Republican Party v. Benefield, et al.*, Court of Appeals No. 07CA1216, Oct. 23, 2008 (Unpublished).

d. The Custodian, in consultation with the District's general counsel, will determine which information is no longer considered "work-in-progress" subject to the deliberative process or work product privilege and therefore eligible for release.

e. Altering an existing Public Record, or excising fields of information that the Custodian is either required or permitted to withhold does not constitute the creation of a new Public Record. Section 24-72-203(3.5)(d), C.R.S.

f. Upon request, the Custodian will produce a public record in a format accessible to individuals with disabilities. Section 24-72-203(3.5)(e), C.R.S.

g. A document will not ordinarily be created in order to respond to a request.

6. Where a request seeks in excess of twenty-five (25) electronically-stored Public Records, the following procedure shall apply in responding to such a request:

a. The Custodian shall solicit the comments of the requestor regarding any search terms to be used to locate and extract such records, and, in doing so, will seek to have the request refined so that it does not result in an inordinate number of irrelevant or duplicative documents, it being understood that the Custodian will make the final determination regarding search terms;

b. The Custodian shall designate an employee or another person with experience in performing electronic searches to locate and extract responsive records;

c. The person who is designated to perform the searches shall consult, as appropriate, with legal counsel to identify privileged records that should not be produced; and

d. Where appropriate, legal counsel shall conduct a final review to identify and withhold privileged records.

7. The Custodian or the Custodian's designee shall deny the inspection of the records if such inspection would be contrary to federal or state law or regulation, or would violate a court order. In special circumstances, a Custodian shall deny inspection of the Public Records if such inspection would cause substantial injury to the public interest. Such a denial shall be made in writing by the Custodian to the person making the request and shall set forth with specificity the grounds of the denial. It is not necessary to state a ground for denial of access for each document if a specific ground is applicable to a group of documents.

8. If the Public Records requested are not in the custody or control of the Custodian, the Custodian shall notify the requestor of this fact in writing. In such notification, the Custodian shall state in detail to the best of his/her knowledge and belief the reason for the absence of the Public Records, the location of the Public Records, and what person then has custody or control of the Public Records.

9. All Public Records, regardless of storage format, will be administered in accordance with approved retention schedules. The District reserves the right to adopt the records retention policy that has been promulgated by the Custodian.

E. Fees for All Record Requests.

1. Fees for Standard Reproductions. The Custodian or the Custodian's designee shall charge a fee not to exceed twenty-five cents (\$.25) per page for any photocopies or printed copies of electronic records that are required to make a Public Record available. Other reproductions of Public Records shall be provided at a cost not to exceed the actual cost of the reproduction. Such fees shall be paid by the applicant prior to the receipt of copies of any Public Records. Requests expected to exceed a total charge of ten dollars (\$10.00) or more must be accompanied by a deposit equal to the reasonably-estimated reproduction costs. This deposit will be credited toward the total fee, and the total fee shall be paid prior to release of the requested records. In the event the deposit amount exceeds the actual costs, the balance will be refunded.

2. Transmission Fees. No fees related to transmission shall be charged for transmitting public records via electronic mail. Within the period specified in § 24-72-203, C.R.S., the Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian receives payment for postage if the copy is transmitted by United States mail, or payment for the cost of delivery if the copy is transmitted other than by United States mail, and payment for any other supplies used in the mailing, delivery, or transmission of the record and for all other costs associated with producing the record. Upon receiving such payment, the custodian shall send the record to the requester as soon as practicable but no more than three business days after receipt of such payment.

3. Fees for Search, Retrieval and Legal Review:

a. In the case of any request requiring more than one (1) hour of time for search, retrieval, supervision of inspection, copying, manipulation, redaction or legal counsel review to identify and withhold privileged records, the Custodian or the Custodian's designee may charge an hourly fee not to exceed the maximum amount allowed under § 24-72-205(6)(a), C.R.S., which can be found at <https://leg.colorado.gov/node/1669596/>. Prior to performing any services necessary to respond to a request, the Custodian or the Custodian's designee shall require the applicant to pay a deposit equal to the reasonably estimated fees that will be charged by the Custodian for such staff time. Before receiving any records, the applicant shall also pay the amount by which the cost of any open records services exceeds the deposit. The District shall promptly refund the amount by which the deposit exceeds the cost of any open records services.

b. To the extent possible, the Custodian shall utilize administrative or clerical staff for search and retrieval of Public Records who are ordinarily responsible for such duties to ensure that the fees charged for staff time in connection with the request represent costs

incurred in the ordinary course of business and not extraordinary charges, but in any case, such charges shall be consistent with § 24-72-205(6), C.R.S.

[Remainder of Page Intentionally Left Blank. Signature page follows]

ADOPTED OCTOBER 22, 2024.

DISTRICT:

BLACKSTONE METROPOLITAN DISTRICT, a
quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

EXHIBIT A
OFFICIAL REQUEST FORM

BLACKSTONE METROPOLITAN DISTRICT

Request for Inspection/Copy of Public Records

For Internal Use Only

Date of Request: _____

Time of Request: _____ AM/PM

Applicant Name: _____

Applicant Address: _____

City/State: _____ **Zip:** _____

Daytime Phone #:() _____ **Alt./Cell:** () _____

Email: _____

Detailed description of the records requested: (Please use additional sheets if necessary)

Select a preferred format for the materials: Hard Copies _____ Electronic _____ View Hard Copy Only _____

I request the records described and agree to pay all charges incurred in processing this request at or before the time the records are made available. If over \$10, I understand I must provide a deposit to pay for the cost incurred to obtain the records. I understand that the Estimated Charges are estimates only, and that the actual cost may vary. This request will be considered received when this form is complete and received by the Custodian and any required deposit is paid.

Signature: _____ **Date:** _____

Submit Request Form To:
White Bear Ankele Tanaka & Waldron
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

If the records are available pursuant to §§ 24-72-201, *et seq.*, C.R.S., the records shall be made available for viewing within three (3) working days. The date of receipt is not included in calculating the response date. If extenuating circumstances exist so that the Custodian cannot reasonably gather the records within the three (3)-day period, the Custodian may extend the period by up to seven (7) working days. The requestor shall be notified of the extension within the three (3)-day period. Public records shall be viewed at the District’s offices during regular business days at prearranged times.

For Internal Use Only

Estimated Charges

Number of Pages _____ at \$.025/page _____
Postage/Delivery Costs: \$ _____

Research & Retrieval _____ Hours at \$41.37/hr
See § 24-72-205(6), C.R.S. for hourly fee

Research & Retrieval Total: \$ _____

Deposit Required: \$ _____

Total Estimated Costs: \$ _____

Note: Non-standard and special requests will be billed at cost and charged in addition to any other fees.

Administrative Matters

Date Request Completed:

Amount Prepaid: \$ _____

Approved: _____ Denied: _____

Balance Due Before Release: \$ _____

Total Amount Paid: \$ _____

If Denied, Provide Reason(s)

**RESOLUTION
OF THE BOARDS OF DIRECTORS OF
BLACKSTONE METROPOLITAN DISTRICT**

**ADOPTING A DIGITAL ACCESSIBILITY POLICY AND DESIGNATING A
COMPLIANCE OFFICER**

WHEREAS, the Blackstone Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered with the management, control, and supervision of all the business and affairs of the District; and

WHEREAS, pursuant to § 24-85-103(2.5), C.R.S., the Chief Information Officer in the Office of Information Technology has adopted accessibility standards as specified in 8 CCR 1501-11 Rules Establishing Technology Accessibility Standards (the “**Rules**”); and

WHEREAS, pursuant to § 24-85-103(3), C.R.S., on or before July 1, 2024, the District is required to take action to comply with the Rules; and

WHEREAS, the Board desires to adopt this Resolution to implement a digital accessibility policy and designate a compliance officer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Adoption of Digital Accessibility Policy. The District hereby adopts the Digital Accessibility Policy (the “**Digital Accessibility Policy**”) set forth in **Exhibit A**, attached hereto and incorporated herein.

2. Appointment of Compliance Officer. The District hereby designates the District’s manager as the District’s Compliance Officer (the “**Compliance Officer**”).

3. Severability. If any part, section, subsection, sentence, clause, or phrase of this Joint Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

4. Effective Date. This Joint Resolution shall become effective as of October 22, 2024 shall be enforced immediately thereafter and shall supersede any previous policy related to website accessibility.

Remainder of Page Intentionally Left Blank, Signature Page Follows

ADOPTED OCTOBER 22, 2024.

DISTRICT:

BLACKSTONE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

Signature Page to Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer

EXHIBIT A

DIGITAL ACCESSIBILITY POLICY

1. GENERAL

a. Purpose. The District is fully committed to providing accessible digital information to all members of the public. As part of this commitment, the District has adopted this Digital Accessibility Policy (the “**Policy**”) to ensure the District’s online services and digital communications comply with the Rules.

b. Scope. The District is committed to providing persons with disabilities equal access to digital information, including information made available through the District’s website and other digital content. This Policy has been developed to promote equal access to such digital information to persons with disabilities. This Policy applies to digital content produced by or under the control of the District, including the District’s official website. Accessibility requests may be submitted to the District in accordance with this Policy.

c. Third Party Content. The provisions of this Policy do not apply to third-party websites linked through the District’s website, such as state or federal agencies, or digital content not under control of the District. While the District is not responsible for ensuring the accessibility of third party-controlled content, the District is dedicated to assisting individuals experiencing accessibility issues when possible.

2. COMPLIANCE INFORMATION

a. Compliance Officer. The Compliance Officer will be the point of contact for accessibility-related accommodations for digital content. The Compliance Officer or its designee is responsible for responding to reports of inaccessible digital content and accessibility requests.

b. Testing Tools and Techniques. The District utilizes a variety of tools, techniques, methods, and procedures to identify accessibility barriers and meet existing and new assistive technology needs. The District has engaged Streamline (the “**Accessibility Vendor**”) to complete testing and remediation, ensuring the website and digital content contained therein are accessible and inclusive for users with disabilities in accordance with the Rules.

c. Accessibility Reports. The Accessibility Vendor will review the District’s website, user interfaces, and other digital content and summarize the same in a report provided to the District no less than annually (the “**Accessibility Report**”). The Accessibility Report will identify digital content that does not comply with the Rules. The Accessibility Vendor or the District, as appropriate, will take such steps as necessary to make such content compliant under the Rules. The District will maintain a record of the Accessibility Reports.

d. District-Controlled Content. The District will ensure that digital content under the control of the District produced, developed, maintained, modified, or used by the District on or after July 1, 2024, is compliant with the Rules.

e. Digital Accessibility Plan. The District will implement a digital accessibility plan (the “**Plan**”) to provide a long-term strategic approach for digital accessibility. The Compliance Officer will coordinate and implement the Plan. The Plan will be updated quarterly starting July 1, 2024 through June 30, 2025 and annually thereafter to ensure ongoing compliance. The Plan will be in a form substantially similar to **Exhibit A-1** attached hereto.

f. Digital Accessibility Statement. The District will post the following digital accessibility statement on its website prior to July 1, 2024:

Blackstone Metropolitan District: District Technology
Accessibility Statement

Blackstone Metropolitan District (the “**District**”) is committed to providing equitable access to our services to all Coloradans.

Our ongoing accessibility effort works towards being in line with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. These guidelines not only help make technology accessible to users with sensory, cognitive and mobility disabilities, but ultimately to all users, regardless of ability.

Our efforts are just part of a meaningful change in making the District’s services inclusive and accessible. We welcome comments on how to improve our technology’s accessibility for users with disabilities and for requests for accommodations to any District services.

Feedback and support

We welcome your feedback about the accessibility of the District’s online services. Please let us know if you encounter accessibility barriers. The District is committed to responding within three (3) business days.

Phone: (303) 551-8893

E-mail: bmemahon@brightstarcolorado.com

Address: Blackstone Metropolitan District
c/o Brightstar Management Group
9351 Grant Street, STE 500
Thornton, CO 80229

Formatted: No underline

3. **REPORTING ACCESSIBILITY ISSUES**

a. Reporting an Accessibility Issue. Individuals may report inaccessible content or requests for accommodations to the Compliance Officer using the contact information below. Such requests should identify the specific content that is being reported, the issue the individual is experiencing, and the name and contact information of the individual submitting the request. The Compliance Officer or their designee will confirm receipt of such requests within three (3) business days. The District is committed to resolving reports of inaccessible content and requests for accommodations within a reasonable period of time.

Blackstone Metropolitan District
c/o Brightstar Management Group, LLC
9351 Grant Street, STE 500
Thornton, CO 80229
Attn: Compliance Officer
Email: bmcMahon@brightstarcolorado.com
Phone: (303) 551-8893

EXHIBIT A-1

BLACKSTONE METROPOLITAN DISTRICT

Digital Accessibility Plan

Approved on October 22, 2024

I. Accessibility Standards

In accordance with Colorado law, Blackstone Metropolitan District (the “**District**”) is committed to applying standard configurations for technologies and services, in accordance with the technical standards provided by:

- World Wide Web Consortium (W3C) Web Content Accessibility Guidelines (WCAG) 2.1 Level AA or higher;
- Section 508 of the U.S. Rehabilitation Act of 1973 Chapters 3,4,6; and
- Following C.R.S. 24-85-101 to 24-85-104, ARTICLE 85.

II. The District’s Efforts

The District is committed to providing accessible digital information. Our ongoing accessibility effort works towards the day when the District’s online services and digital communications are accessible to the public, including equal access for persons with disabilities. The District has a plan to prioritize, evaluate, remediate, and continuously improve its online services and digital communications. Below, you’ll find some of the measures that the District is undertaking.

III. Accessibility Maturity

The District is at the following maturity level for 2024:

Check One	Stage	Criteria
	Inactive	No awareness and recognition of need. At this stage organizations are inventorying their technology, have begun to make investments, etc.
	Launch	Recognized need organization-wide. Planning initiated, but activities not well organized.
	Integrate	Roadmap including timeline is in place, overall organizational approach defined and well organized.
	Optimize	Incorporated into the whole organization, consistently evaluated, and actions taken on assessment outcomes.

IV. Maturity Level Discussion

The District has encountered the following challenges:

- The District does not have the financial resources to fully remediate all of its digital content and website platform immediately.
- The District does not have the administrative or personnel resources to fully inventory all of its digital content immediately.

The District has enjoyed the following successes:

- The District has made progress towards full compliance with WCAG 2.1 Level AA despite the challenges above. The organizational measures below detail the District's measures taken up to the date of this plan.

V. Organizational Measures

The District has taken the following measures:

- Posted an accessibility statement to the website.
- Identified a Compliance Officer to respond to reasonable accommodation and modification requests.
- Validated through testing front-facing webpage compliance with WCAG 2.1 Level AA.
- Created and implemented a plan for providing reasonable accommodations and modifications until the technology can be made accessible.
- Engaged a website accessibility vendor to make the District's front-facing web pages accessible.
- Conducted an inventory of all technology and prioritized remediation of digital content.

The District has designated its Compliance Officer to coordinate and implement the plan. The District's Compliance Officer's contact information is as follows:

Blackstone Metropolitan District
c/o Brightstar Management Group, LLC
9351 Grant Street, STE 500
Thornton, CO 80229
Attn: Compliance Officer
Email: bmcMahon@brightstarcolorado.com
Phone: (303) 551-8893

**BLACKSTONE METROPOLITAN DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(2025)**

WHEREAS, Blackstone Metropolitan District (the “District”), was organized as a special district pursuant to an Order and Decree of the District Court in and for the County of Arapahoe, Colorado (the “County”), and is located entirely within the City of Aurora, Colorado; and

WHEREAS, the Board of Directors (the “Board”) of the District has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District’s legal counsel to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“Division”) and to be filed in accordance with § 32-1-306, C.R.S.

2. The Board directs the District’s legal counsel to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number, and business address of the District, as required by § 32-1-104(2), C.R.S.

3. The Board directs the District’s legal counsel to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs the District’s accountant to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, *et seq.*, C.R.S.

5. The Board directs the District’s accountant to: (a) obtain proposals for auditors to be presented to the Board; (b) cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (c) cause the audit to be filed with the State Auditor by July 31, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and 606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31 in accordance with § 29-1-604, C.R.S.

6. The Board directs the District’s accountant, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District the District’s audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15 and prepare the final budget and budget message, including any amendments thereto, if necessary. The Board also directs the District's accountant to perform the property tax limit calculation, if required by §§ 29-1-306, *et seq.*, C.R.S., and to inform the Board of the result of such calculation. The Board directs the District's manager to schedule a public hearing on the proposed budget or amendments, as applicable, and to post or publish notices thereof. The Board directs legal counsel to prepare all budget resolutions. The Board directs the District's manager to file the budget, budget resolution, and budget message with the Division on or before January 30, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor all expenditures and, if necessary, to notify the District's legal counsel, manager, and the Board when expenditures are expected to exceed appropriated amounts. The Board directs legal counsel to prepare all budget amendment resolutions. The Board directs the District's manager to schedule a public hearing on a proposed budget amendment and post or publish notices thereof in accordance with § 29-1-106, C.R.S. The Board directs the District's manager to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs legal counsel to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1 if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-110, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs legal counsel to file the mill levy certification form with the Board of County Commissioners on or before December 15, in accordance with § 39-5-128, C.R.S.

11. The Board directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S.

12. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs legal counsel to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with § 32-1-902(3)(b) and § 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to legal counsel regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections, or deletions to said conflicts of interest disclosures.

13. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

14. The Board hereby appoints legal counsel as the official custodian for the maintenance, care, and keeping of all public records of the District, in accordance with §§ 24-72-202, *et seq.*, C.R.S. The Board hereby directs its legal counsel, accountant, manager, and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

15. The Board directs the District's manager to post notice of all regular and special meetings in accordance with § 32-1-903(2) and § 24-6-402(2)(c), C.R.S. The Board hereby designates <https://www.blackstonemetro.org/> as the District's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board, the posting box located on the northeast corner of S. Blackstone Pkwy and E. County Line Rd, Aurora, CO as the location the District will post notices of meetings in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website. The Board directs the District's manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

16. The Board determines to hold regular meetings on the third Tuesday of February through November at 6:00 p.m. at Blackstone Country Club, 7777 S. County Club Parkway, Aurora, Colorado and by telephone, electronic, or other means not requiring physical presence. All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable.

17. The Board determines to hold an annual meeting, pursuant to § 32-1-903(6), on July 15, 2025 at 5:30 p.m. at Blackstone Country Club, 7777 S. Country Club Parkway, Aurora, Colorado and by telephone, electronic, or other means not requiring physical presence, subject to change by action of the Board. Notice of the annual meeting shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable. The District's manager shall be responsible for coordinating the required presentations for the annual meeting.

18. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

19. The Board directs the District's manager to maintain the District's website in compliance with state and federal requirements and to make such documents and information required by § 32-1-104.5, C.R.S. available to the public on the District's website.

20. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101,

et seq., C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

21. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints Ashley B. Frisbie, as the Designated Election Official (the “**DEO**”) of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

22. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District and file a copy of such certification with the Division of Securities.

23. The Board directs legal counsel to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

24. Pursuant to the authority set forth in § 24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, Alyssa K. Rios of the law firm of White Bear Ankele Tanaka & Waldron, Attorneys at Law, as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

25. The Board directs legal counsel to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with § 32-1-1101.5(1.5), (2), C.R.S.

26. The Board directs legal counsel to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder, and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S., an annual report in accordance with § 32-1-207(3)(c), C.R.S.

27. The Board directs the District's manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District's liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District's manager to review and update the District's property schedule as needed, and no less than annually. The Board directs the District's accountant to pay the annual SDA membership dues, agency fees, and insurance premiums, as applicable, in a timely manner. The Board appoints legal counsel to designate the proxy for the SDA Annual meeting for voting and quorum purposes.

28. The Board hereby opts to include elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs the District's manager to obtain workers' compensation coverage for the District.

29. The Board hereby directs legal counsel to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly. Further, the Board hereby designates the following website as the District's official website for the purposes thereof: <https://www.blackstonemetro.org/>

30. The Board hereby directs legal counsel to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

31. In accordance with § 38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within thirty (30) days of any such conveyance.

32. The Board hereby affirms the adoption of the corporate seal in substantially the form appearing on the signature page of this resolution in accordance with § 32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document to "affix" the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction, or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use in accordance with the authority provided by § 24-71.3-118, C.R.S.

33. The Board directs the District's accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

34. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

[Remainder of Page Intentionally Left Blank, Signature Page Follows]

ADOPTED OCTOBER 22, 2024

(SEAL)

DISTRICT:

**BLACKSTONE METROPOLITAN
DISTRICT**, a quasi-municipal corporation and
political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: __

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

**RESOLUTION OF BOARD OF DIRECTORS
CALLING ELECTION**

BLACKSTONE METROPOLITAN DISTRICT

§§ 32-1-804, 1-1-111(2), 1-13.5-1101, and 1-13.5-513(1), C.R.S.

At a meeting of the Board of Directors (the “**Board**”) of the Blackstone Metropolitan District (the “**District**”), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, the District is located entirely within Arapahoe County, Colorado (the “**County**”); and

WHEREAS, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a regular/special election on May 6, 2025, for the purpose of electing directors and desires to take all actions necessary and proper for the conduct thereof (the “**Election**”); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the “**Designated Election Official**”) to exercise authority of the Board in conducting the Election; and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby calls the Election for the purpose of electing directors. The Election shall be conducted as an independent mail ballot election in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S.

2. The Board names Ashley B. Frisbie as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.

3. Without limiting the foregoing, the following specific determinations also are made:

- a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.
- b. The Board hereby determines that: in addition to emailing to each registered elector at the email address provided by the county (or if no email is provided, by mailing to the household of each registered elector), notice of the call for nominations will be provided by posting on the District's website.
- c. The Board hereby authorizes and directs general counsel to the District to oversee the general conduct of the Election and authorizes and directs the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, causing the call for nominations; appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election,; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.

4. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.

5. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.

6. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.

7. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

ADOPTED OCTOBER 22, 2024.

DISTRICT:

**BLACKSTONE METROPOLITAN
DISTRICT**, a quasi-municipal corporation and
political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: __

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District



Workers' Compensation Coverage Invoice

District: Blackstone Metropolitan District
c/o White, Bear, Ankele, Tanaka, & Waldron
2154 E Commons Ave, Suite 2000
Centennial, CO 80122

Broker: Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date
25WC-60621-0332		60621		1/1/2025		EOD 12/31/2025		8/7/2024
Class Code	Description	No. of Employees		No. of Volunteers	2025 Rate	2025 Estimated Employee Payroll	2025 Estimated Volunteer Payroll	Estimated Manual Contribution
		FT	PT					
8811	Board Member Coverage	0	0	5	0.7540		\$6,000.00	\$45.00

Manual Contribution:		\$45.00
Experience Modification:	×	1.00
Modified Contribution:	=	\$45.00
Minimum Contribution:		\$450.00
Contribution Volume Credit:	-	\$0.00
Designated Provider Discount:	-	\$0.00
Cost Containment Credit:	×	1.00
Manual Adjustment:	×	
Multi-Program Discount:	×	1.00
Estimated Annual Contribution: = \$450.00		
Pro Rata Factor:	×	1.00
Total Estimated Contribution:	=	\$450.00
Total Amount Due:		\$450.00

**Estimated payroll is subject to yearend audit.
Commission \$27.00 (9% first year and 6% thereafter) paid to the broker reflected above.**

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3

Workers' Compensation and Employer's Liability Declarations Page

Coverage Number: 25WC-60621-0332
Coverage Period: 1/1/2025 — EOD 12/31/2025

FEIN: 72-1575863
Entity ID: 60621

Named Member:
 Blackstone Metropolitan District
 c/o White, Bear, Ankele, Tanaka, & Waldron
 2154 E Commons Ave, Suite 2000
 Centennial, CO 80122

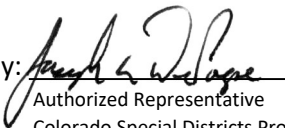
Broker of Record:
 Highstreet TCW Risk Management
 384 Inverness Parkway
 Suite 170
 Englewood, CO 80112

Coverage is provided for only those coverages and classifications indicated below.

State: Colorado
Limits of Liability: Coverage A Workers' Compensation Statutory
 Coverage B Employer's Liability \$2,000,000
Annual Contribution: \$450

Class	Description	2025 Estimated Employee Payroll	2025 Estimated Volunteer Payroll
8811	Board Member Coverage		\$6,000.00

This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at csdpool.org for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by: 
 Authorized Representative
 Colorado Special Districts Property and Liability Pool

Date: 8/7/2024

Important Notice Regarding Board Member Only (BMO) Coverage Contribution

Effective January 1, 2025, a minimum quarterly contribution for Board Member Only (BMO) Coverage has been implemented. This means if BMO coverage is made effective during in the first quarter, regardless of effective date, members’ contribution will be \$450 with a broker or \$445 without a broker. Similarly, the contribution will be adjusted based on the quarter in which the coverage becomes effective, as shown below:

Quarter <i>Effective Date</i>	Estimated Annual Contribution	
	Broker	Direct
Q1 (Jan-Mar)	\$450	\$445
Q2 (Apr-Jun)	\$340	\$335
Q3 (Jul-Sep)	\$225	\$220
Q4 (Oct-Dec)	\$115	\$110

For cancellations, the refund amount will be subject to the refund table below and other coverage provisions.

Coverage Effective	Cancellation	Estimated Refund w/ broker	Estimated Refund w/o broker
Q1	Q1	\$335	\$330
	Q2	\$225	\$220
	Q3	\$110	\$105
	Q4	\$0	\$0
Q2	Q1	-	-
	Q2	\$225	\$220
	Q3	\$115	\$110
	Q4	\$0	\$0
Q3	Q1	-	-
	Q2	-	-
	Q3	\$110	\$105
	Q4	\$0	\$0
Q4	Q1	-	-
	Q2	-	-
	Q3	-	-
	Q4	\$0	\$0

Payment Instructions

The contribution for coverage with the Pool is due upon receipt of this invoice. We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click [here](#) or go to csdpool.org/documents. You can also find an FAQ Overview [here](#) or go to the E-Bill Express logon screen.
2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
5400 Meadows Road, Suite 240
Lake Oswego, OR 97035

To ensure that your payment is accurately applied, please always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60th day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

CERTIFICATE OF COVERAGE

ADMINISTRATOR: Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, Inc. PO Box 1539 Portland, OR 97207-1539	CERTIFICATE NO.: CERT-008027
	DATE: 8/7/2024
	This certificate is issued as a matter of information only and confers no rights upon the certificate holder other than those provided in the coverage document. This certificate does not amend, extend, or alter the coverage afforded by the coverage documents listed herein.
	COMPANIES AFFORDING COVERAGE
NAMED MEMBER: Blackstone Metropolitan District c/o White, Bear, Ankele, Tanaka, & Waldron 2154 E Commons Ave, Suite 2000 Centennial, CO 80122	COMPANY A: Colorado Special Districts Property and Liability Pool
	COMPANY B: Safety National Casualty Corporation

COVERAGES

This is to certify that the coverage documents listed herein have been issued to the Named Member herein for the coverage period indicated. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which the certificate may be issued or may pertain, the coverage afforded by the coverage documents listed herein is subject to all the terms, conditions, and exclusions of such coverage documents.

CO LTR	TYPE OF COVERAGE	LIMITS		COVERAGE NUMBER	EFFECTIVE DATE	EXPIRATION DATE
AB	Workers' Compensation	WC STATUTORY LIMITS		25WC-60621-0332	1/1/2025	EOD 12/31/2025
AB	Employer's Liability	EL EACH ACCIDENT	\$2,000,000			
		EL DISEASE - EACH EMPLOYEE	\$2,000,000			
		EL DISEASE - POLICY LIMIT	\$2,000,000			

Description:

Subject to the terms and conditions of the Workers' Compensation Coverage Document.

Evidence of coverage for the member's board members only. Not coverage for the "Operator" as defined in the Agreement with the City of Aurora.

CERTIFICATE HOLDER

City of Aurora - Public Works
 Department
 15151 E. Alameda Parkway
 Aurora, CO 80012

CANCELLATION

Should any of the above described coverages be canceled before the expiration date thereof, notice will be delivered in accordance with the coverage and policy for provisions.

AUTHORIZED REPRESENTATIVE: Joseph E. DePaepe

