

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
March 26, 2024 | 6:00 pm
7777 South Country Club Parkway, Aurora, CO 80016
www.blackstonemetro.org
AGENDA

I. ATTENDANCE & CALL TO ORDER

Board Members:

Shawn McGoff	President	Term to May 2025
Perry Deeds	Vice President	Term to May 2025
Lee McCall	Treasurer	Term to May 2027
Lisa Monahan	Secretary	Term to May 2027
Marty Liles	Director	Term to May 2025

Management Representative: Jordan Devine (Westwind)

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

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up. For in-person meetings, please sign in. For virtual meetings, please click on raise hand, during the time of Public Comment.

V. 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 February 20, 2024, Special Meeting Minutes (**enclosure**; p.2-4)
- b. Approve and Ratify Payment of Claims in the amount of \$89,826.66 (**enclosure**; p.5)
- c. Approve Engagement Letter with Wipfli to Prepare 2023 Audit (**enclosure**; p.6-13)

VI. FINANCIAL REPORT

- a. Review Unaudited Financial Statements (**enclosure**; p.15-29)
- b. Other Financial Matters

VII. LANDSCAPE REPORT

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, LandTech (**enclosure**; p.31-40)
 - 1. Update on Proposal for 2024 Tree Installation

VIII. COMMITTEE REPORTS

- a. Landscape Committee
 - 1. Capital Projects
 - i. Median and Entryway Project Update
 - 2. Update on Presentations for Design Plans
- b. Architectural / Design Review
 - 1. Committee Member Appointments
 - 2. Review Resolution Delegating Architectural Authority and Establishing Architectural Review Committee (**enclosure**; p.42-45)
- c. Social
 - 1. Committee Member Appointments

IX. LEGAL REPORT

- a. Discuss the Governor’s Office of Information Technology Adoption of Permanent Rules, 8 CCR 1501-11, Rules Establishing Technology Accessibility Standards.
- b. Other Legal

X. MANAGEMENT REPORT

- a. District Management Report (**enclosure**; p.48-50)
- b. Westwind Delinquency and Compliance Report (**to be distributed under separate cover**)
- c. Fee Waiver Requests (**to be distributed under separate cover**)
- d. Other Management Matters

XI. OTHER BUSINESS

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XIII. ADJOURNMENT