

**Blackstone Metropolitan District**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**MINUTES**  
**June 20, 2023**

**I. ATTENDANCE & CALL TO ORDER**

Board Members in attendance were Shawn McGoff, Perry Deeds, Lee McCall, and Lisa Monahan. Marty Liles was absent.

Others in attendance were Heather Hartung (WBA), Curtis Bourgoquin (CLA), Ben Zand (LandTech), and Silvia Gregory with Westwind Management. The meeting was called to order at 6:00 pm by President, Shawn McGoff.

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

**III. AGENDA REVIEW / UPDATES OR APPROVAL** – There were no updates, and the Agenda was approved as provided.

**IV. PUBLIC COMMENT**

Board President, Shawn McGoff opened the meeting for public comment.

- Tim – discussed holiday lights and his whole block participating as a “group” design; guide wires would be strung among the houses to create a canopy of lights – all neighbors have agreed, and he and his neighbors contacted the City, fire department etc. Board approved just as to how it relates to the District – lights will be up within the time frame noted in the guidelines.
- Owner upset she can’t smoke pot or grow plants in her home because there is a school near her home and was also upset about Phase. She left the meeting – Shawn explained the differences of the entities in play – District, HOA, City and Cherry Creek School District. District fees pay for trash, upcoming of common areas – plants, trees.
- Estrella Gallegos- Social Committee was present to discuss leadership roles and capacity – was upset about actions of some board members and had issues with minutes (claims they are not detailed enough), comments about social committee and how it was run – she is/was the president of the committee; complained about director not attending the committee members or volunteering for the committee items. Perry tried to respond and then there was back and forth discussion about how to move forward.
- Josie – social committee member who backed up Estrella Gallegos. Lee responded and provided additional background.

**V. CONSENT AGENDA**

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

- a. Approve May 25, 2023, Regular Meeting Minutes
- b. Approve and Ratify Payment of Claims in the amount of \$ 101,510.75
- c. Approve Pay Application #1 from Singing Hills Landscape, Inc. in the amount of \$86,386.32
- d. Ratify Change Order No. 1 to Agreement Between Owner and Contractor for Construction Contract (Stipulated Price) with Singing Hills Landscape, Inc.
- e. Approve Resolution Adopting District Logo

## VI. COMMITTEE REPORTS

- a. Consider Approval of Resolution Repealing Resolutions Establishing (i) Security/Safety Committee, (ii) Website Committee, and (iii) Advisory Committee – On a motion made by Lee McCall, seconded by Shawn McGoff and unanimously carried to adopt the resolution to repeal the above committees.
- b. Consider Appointments to Committees:
  - Landscape Committee
    1. Perry Deeds
    2. Cheryl Hamilton
    3. Carol Hesketh
    4. Catherine Coucoules
    5. Dave Gavle
    6. Christine McCullough
    7. Hannele Miettinen
    8. Carol Pendery
    9. Tim Sylvester
  - Social Committee
    1. Estrella Gallegos
    2. Jennifer McGoff
    3. Josie O’Neil
    4. Kelli Birdick
    5. Teresa Moore
    6. Lee McCall
    7. Perry Deeds
  - Architectural Review Committee
    1. Shawn McGoff
    2. Aaron Jones
- c. Landscape
  1. General report Presented by Ben/LandTech – Landscape maintenance service every week; plant health care expert per week; beauty band mows; 2nd round of fertilizer; weed pulling of side easements; tree installation – 242 trees being planted, 30% should be installed in first week; pruning to occur later this month; drain installation to be completed by the end of the month.
  2. Detention pond – Ben met with representative of the City. A couple trees need to be cut down in the detention pond area. Everything else can be done in January; City approved, and Ben has an email confirming the plan.
  3. Other landscape matters – Ben wanted space to store some of his equipment. Decided not to use any district-owned property and stick with status quo. Lee noted tree in area that needs to be cut down to grade. Ben will take care of it tomorrow. Discussed grass at Hill Top Park – there will be a 2nd native mow prior to July 4th.
- d. ARC/Design Review – No report.
- e. Social Committee – Previously discussed in public comment. Lee requested clarification from the meeting in May about who is responsible for putting together the process for sponsorship. Social committee to seek sponsorship. Westwind to help facilitate the social committee

events.

**VII. FINANCIAL REPORT**

- a. May Financials – Curtis Bourgouin presented the financials. On a motion made by Shawn McGoff, seconded by Perry Deeds and unanimously carried, the financials were accepted as presented.
- b. 2022 audit reviewed by WBA and comments provided; does not see any issue with filing the audit on time. On a motion made by Shawn McGoff, seconded by Lisa Monahan and unanimously carried to approve the audit provided the comments are approved by District Counsel to meet the reporting deadline of August 1<sup>st</sup>.
- c. No other financial matters.

**VIII. LEGAL REPORT**

- Heather Hartung provided a legislative update to the Board.

**IX. MANAGEMENT REPORT**

- a. District Management report was presented by Silvia Gregory with no questions.
- b. Fine – Fee Waiver Requests – Board reviewed the request from the managing agent to waive on late fee for accounts as long as the history is good, and it was a one-time request.
- c. GFL Update – It was noticed that GFL has merged with Republic Waste Services. Board will work with legal counsel on any contract concerns.
- d. Update on Flock Safety Cameras – Board will review the location of the Flock cameras.
- e. Discuss Bank Account for Operations Fees – Board reviewed the Alliance Signature cards and agreed to open the Alliance Bank account.
- f. Other Management Matters – The most current revised Design Guidelines will be submitted for signature.

**X. CAPITAL PROJECTS**

- a. Update on Entryway and Median Project – City approved the plans and construction will start in July.

**XI. DISTRICT MEMBERSHIP/REPRESENTATIVE REPORTS**

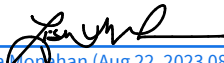
- a. SARIA – Shawn McGoff reported no updates.
- b. Wheatlands Park and Rec – No updates were reported.

**XII. OTHER BUSINESS**

- a. Memorialize response time of one business day for Board Members – The Board wanted to note that Board communication will be responded to within one business day.
- b. July Board Meeting – The Board decided there would not be a July Board meeting.

**XIII. PUBLIC COMMENT** – Homeowners inquired about snow removal.

**XIV. ADJOURNMENT** – A motion was duly made by Lee McCall, seconded by Lisa Monahan, and unanimously carried, to adjourn the meeting at 7:57pm.

Minutes approved:   
Lisa Monahan (Aug 22, 2023 08:30 PDT) Date: Aug 22, 2023











# 2023.08.15 Execution Packet, Blackstone MD

Final Audit Report

2023-08-23

Created:	2023-08-22
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