

# ***Blackstone Metropolitan District***

## **REGULAR MEETING OF THE BOARD OF DIRECTORS**

**May 19, 2022 | 6:00 pm**

**Blackstone Country Club**

**7777 South Country Club Parkway, Aurora, CO 80016**

**[www.blackstonemetro.org](http://www.blackstonemetro.org)**

### **Minutes**

#### **I. ATTENDANCE & CALL TO ORDER**

Board Members:

|               |          |                  |
|---------------|----------|------------------|
| Shawn McGoff  | Director | Term to May 2025 |
| Lee McCall    | Director | Term to May 2023 |
| Rick Schroder | Director | Term to May 2023 |
| Perry Deeds   | Director | Term to May 2025 |
| Bret Erickson | Director | Term to May 2025 |

Others in attendance were: Sabrina Lopez (Westwind), Clint Waldron (WBA), Curtis Bourgouin (CLA), and Ben Zand (LandTech), plus 11 members of the public were present. The meeting was called to order at 6:02 pm by President, Shawn McGoff.

The board introduced themselves as well as the consultants. Bret Erickson thanked Maria Elena for serving her full term as a Director, for her service and for all she has done including the park lights, landscape and security work.

- II. DISCLOSURE OF ANY CONFLICTS OF INTEREST** – There were no conflicts to disclose.
- III. ELECTION UPDATE** – Clint Waldron provided the results of the election, and answered questions about the election process.
- IV. ELECTION OF OFFICERS** – A motion was duly made by Bret Erickson, seconded by Shawn McGoff and unanimously carried to elect the following officer positions: Lee McCall - Treasurer, Bret Erickson - Vice President, Perry Deeds - Assistant Treasurer, Shawn McGoff - President, and Rick Schroder – Secretary.
- V. AGENDA REVIEW / UPDATES OR APPROVAL** - There were no proposed changes to the agenda; it was accepted as presented.
- VI. PUBLIC COMMENT**  
A homeowner requested that additional information regarding the candidates be provided for the next election and that 1% is not a great turnout for voting.

A question was asked about guidelines on xeriscaping in light of the City of Aurora's new landscaping rules.

## **VII. CONSENT AGENDA**

A motion was duly made by Shawn McGoff, seconded by Bret Erickson, and unanimously carried, to approve and ratify the consent agenda items as follows:

- a. Proposal for Trees and Installation by LandTech for \$109,755.00
- b. Regular Meeting Minutes of the Board – April 28, 2022
- c. Claims in the Amount of \$169,693.23

## **VIII. GUESTS & CORRESPONDENCE**

- a. Account #85926 – Request to remove fees – Upon review of the account and request to waive late fees, a motion was duly made by Lee McCall, seconded by Shawn McGoff and unanimously carried to waive one late fee plus interest upon payment in full within 15 days for any delinquent account with one quarterly assessment past due. A notice will be sent to those accounts delinquent, identifying the one-time waiver and how they can pay. Further discussion on delinquent accounts included checking that the policy is correct and that those homes that are severely past due are sent to the attorney and adding a column for further details on the delinquency report for the board to review. Shawn McGoff reported on auto pay and that only certain banks offer district banking and the current bank being used, while they offer District banking, they do not integrate with the management’s software to allow auto pay. Management is working on changing banks for the District so auto pay can be an option moving forward.

## **IX. COMMITTEE REPORTS**

- a. Landscape –

1. Landscape Maintenance Report - Ben Zand, Account Manager, LandTech reported that weed maintenance is being performed. Irrigation modifications, Smokey Hill planting and the Lennar punch list is in the works for this month. There were comments from the public about Country Club Park drying up. Ben Zand responded that the water tank coordination is happening on May 20<sup>th</sup> and that it should green up in a week or two. Questions from the public on why the grass is not being taken care of that the water is being given to the District. Ben Zand responded that it would green up. Flowers will be going in as well. Ben Zand was directed by Bret Erickson to correct concerns such as drip lines are capped so trees are not getting watered. Ben Zand responded that he will look into it. Walk will be performed with the landscape committee and LandTech. Relocating dog waste station and new snow stake areas are coordinated as mapped. Coordinating with city of Aurora on emergency repairs needed to the irrigation, Ben Zand to notify the board of the timeline. Bret Erickson would like the water turned on so we can green up the landscape. Ben Zand stated that there will be more LandTech trucks out working as landscaping is now underway. There were questions on who to contact when there is an emergency irrigation issue, response provided was to contact Westwind with all emergency concerns. LandTech will be out providing service on Thursdays each week. Bret Erickson replied that one day a week is not enough to check the site. Shawn McGoff has requested that the President of LandTech attend the next meeting to discuss how we can have service for the District two times a week rather and get more hands on the community and that we need twice the staff onsite than we currently have. Hilltop Park is an eyesore there are dead trees, unkempt grass, and how are we fixing it. Basic maintenance isn’t being done. Ben Zand stated that he is working on making it nicer. Question on how LandTech is getting the native seed to stick and grow at the back of hilltop park as it needs to be better established. The Directors asked that LandTech provide to them what needs to be done with the native. It appears that native reseeding has been done but it needs more. Shawn McGoff commented that Lennar needs a letter notifying them to take down their advertising signs or pay the District for placement on District property. Management indicated that a letter can be sent out on Monday, May 22<sup>nd</sup>, with a request to sign a license agreement and ask for back payment. They have 10 days to respond. If no response is received, then we will remove. There were comments that the Monahan North entrance enhancements are needed. Shawn McGoff stated that we are not ready to do any

improvements in this area until the ownership of the area is agreed upon. This is in progress. Questions on providing a mosquito abatement program for the detention ponds. It was stated by Clint Waldron that this is not necessary as they do not hold water.

2. Irrigation Usage Tracking – Nothing was discussed.

3. Detention Pond Inspection Report Repairs – Repairs are to be done by LandTech.

[Landscape contractor may be excused]

4. Landscape Committee – Bret Erickson reported that the permits are in progress for Hilltop Park and Canyon Park, and the signs should be coming shortly. Bret Erickson has been with the landscape committee for a year and half and would like the boards permission to stay on the landscape committee. Shawn McGoff stated that we allow two board members on the committee. A motion was duly made by Shawn McGoff, seconded by Perry Deeds to appoint Bret Erickson to the Landscape Committee.

b. Advisory – None

c. Architectural / Design Review

1. Design Guidelines Revisions – The guidelines have not been accepted. The Directors would like to include the digital paint book link. Management reported that a Sherwin Williams representative indicated that this will be available next week. The link will be posted to the website and added to the guidelines. Physical books will also be available at the Tallyn's Reach Sherwin Williams as well.

2. 8241 S. Shady Grove Ct. – Request for paint color variances – Shawn McGoff stated that the DRC will meet if there is something outside of the guidelines being requested. There was discussion amongst the Directors regarding the paint variance request submitted for color block painting of the home. Upon a motion duly made and seconded, the request for a variance was denied, on a vote of 4-1.

d. Security / Safety

1. Review Proposal from Flock Security for License Plate Readers – Shawn McGoff expressed concerns with the placement of the posts in the median. Discussion on providing plans for the median to Flock and discuss possible ideas of placement with them before proceeding.

e. Social – Event Ideas and Planning – Shawn McGoff reported that the committee will reconvene the meeting next Wednesday, May 25<sup>th</sup> to discuss the garage sale and talk about the rest of the year. A motion was duly made by Lee McCall to rename the Social Committee to Social/Community Service Committee, upon discussion the motion was tabled for further discussion with the committee. The committee will need to figure out a budget that makes sense to host events for the community presenting such budget to the board. Events could be concert in the parks, food trucks, and family events to get members involved. A motion was duly made by Bret Erickson, seconded by Shawn McGoff and unanimously carried to appoint Lee McCall and Perry Deeds to the Social Committee. The committee will send management details on the meeting to eblast to the community.

f. Website – The board discussed eblasts and how we can get more owners to provide their emails to receive information. Management stated that Constant Contact is being considered for eblasts to allow for the public to opt into emails from the website.

## **X. FINANCIAL REPORT**

- a. Review Financial Statements YTD April 2022 – Curtis Bourgouin presented the balance sheet, general fund, operations fee fund, debt service fund report indicating that payment was submitted from the debt service fund to pay the first half of the interest due, capital projects fund, and property taxes are at 53% collected. Mr. Bourgouin reviewed the District's current investment accounts noting ColoTrust is at .2 prime and is asking to move to trust plus at .45 keeping prime open. A motion was duly made by Shawn McGoff, seconded by Bret Erickson and unanimously carried to move the college trust at .2 prime to trust plus at .45 keeping prime open. Treasurer, Lee McCall and Assistant Treasurer Perry Deeds will be added to bill.com to approve invoices for payment and added as signers to the bank accounts. Management posed the question if they have to continue to remain as an approver for payments, Clint Waldron and Curtis Bourgouin indicated that management has to remain as an approver. Shawn McGoff will approve the current invoices pending. Lee McCall was asked if she wants to take Directors compensation, she indicated she did not.
- b. The Directors requested to have one email set up for contacting them. The email would go to the management company and then sent to the Directors.
- c. Discuss Status of 2021 Audit – No discussion.
- d. Other Financial Matters – None.

## **XI. LEGAL REPORT**

- a. Discuss and Consider Approval of Amended and Restated Cross Access Easement Agreement – Mr. Waldron reviewed the Amended and Restated Cross Access Easement Agreement with the Board. There was discussion on the various maintenance areas. A motion was duly made by Lee McCall, seconded by Bret Erickson and unanimously carried, to approve the agreement with the revisions discussed.
- b. Discuss Meeting with City and Club Regarding Prairie Waters Raw Water Supply – Prairie Waters Project with easement along the District was discussed along with possible costs involved to the District to use the well water, possibly paying overtime or bonds or city levy. This is still all up in the air, just a notice to the Directors at this time. No action needed.
- c. Other Legal Matters – Mr. Waldron offered a board member orientation to any board members who are interested.

## **XII. MANAGEMENT REPORT**

- a. Management Report – The management report was reviewed with the Directors. Shawn McGoff disclosed that he is an employee of Citywide Bank and has no input on the decision to switch to Citywide should management decide to do so in order to allow for auto-pay for the District Operations Fees.
- b. YMCA Communication/Advertising – The Directors reviewed the request from YMCA to provide communications and advertising to the District. The Directors agreed to send an eblast and post to the website.
- c. Discuss Amending City Code to Allow Golf Carts – There was a comment that if the golf cart is street legal it can drive on the streets, but if it doesn't have a plate, it is said it cannot. Management is looking into an amendment with the city and will continue to work to see how Blackstone Metro can obtain a variance as the neighboring community has.
- d. Discussion on speed bumps. No action taken.

## **XIII. CAPITAL PROJECTS**

- a. Update on Capital Projects Status
  1. Park Signs – Discussed above.

2. Landscape Design (entrances, medians) – Bret Erickson reported that this is still pending city permits for medians.

3. Lighting at Country Club and Hilltop Parks – A motion was duly made by Bret Erickson, seconded by Shawn McGoff and unanimously carried to allow Maria Elena to finish the lighting project on behalf of the Directors. Maria Elena reported that they are locating where the wires are going to be laid and permits have been obtained. Bret Erickson was asked to provide information on where the park signs are going in to ensure they do not interfere. Grants to be applied for at completion.

#### **XIV. DISTRICT MEMBERSHIPS / REPRESENTATIVE REPORTS**

a. SARIA – Confirm Representative to the South Aurora Regional Improvement Authority Board of Directors - A motion was duly made by Bret Erickson, seconded by Perry Deeds and unanimously carried to appoint Shawn McGoff to sit on the SARIA Board of Directors as the District Representative.

b. Wheatlands Park and Rec- Confirm Representative to the Wheatlands Park and Recreation Authority Board of Directors – A motion was duly made by Lee McCall, seconded by Bret Erickson and unanimously carried to appoint Perry Deeds to sit on the Wheatlands Park and Rec Board of Directors as the District Representative.

#### **XV. PUBLIC COMMENT**

Members of the public may expressed questions about the Hilltop Park lights being installed, Corner lot landscaping and xeriscaping.

Thanks was given for holding in-person meetings.

**XVI. ADJOURNMENT** – A motion was duly made by Lee McCall, seconded by Bret Erickson and unanimously carried to adjourn the public meeting at 8:42pm.

