

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
April 18 2023

ATTENDANCE & CALL TO ORDER

Board Members in attendance were Shawn McGoff, Perry Deeds, Lee McCall, Rick Schroder, and Marty Liles

Others in attendance were Clint Waldron (WBA), Curtis Bourgoain (CLA), Ben Zand (LandTech), and Erik Spring (Design Concepts). The meeting was called to order at 6:00 pm by President, Shawn McGoff.

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

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

PUBLIC COMMENT

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

- Blackstone Sign: A resident noted the sign is still red and needs to be changed. Mr. Zand will review the current light programming.
- Grass: A resident noted that they submitted an application to replace their grass with artificial turf and has not heard back from the management company, but has received fines. Director McGoff will follow up with the homeowner and Westwind.
- Landscaping: A resident inquired about submitting an application for landscaping. Director McGoff responded with the process.

CONSENT AGENDA

A motion was duly made by Rich Schroder, seconded by Marty Liles, and unanimously carried, to approve and ratify the consent agenda items as follows:

- Meeting Minutes – 03.14.23 Regular Meeting
- Meeting Minutes – 04.10.23 Special Meeting
- Claims in the amount of \$77,210.92

COMMITTEE REPORTS

- Landscape - Ben Zand, Account Manager, LandTech provided a landscape report with the Board's meeting materials. He reported on the following:
 - March 2023 Report – Mulch flip completed, rock added, and the detention pond will be cleaned up in May. Weeds are the main focus throughout the property.
 - Spring Flowers – The flowers have been ordered. Two-thirds of the flower budget will be put towards improvements with input from the landscape committee, due to the pending renovations at the entryways.
 - The Board requested any landscape issues be flagged immediately. The landscape crews need to be more proactive in picking up trash, removing unauthorized signs, and identifying areas that need to be repaired.
 - Discuss 2023 Tree Planting Plan and Proposals – The Board reviewed the proposal for shade/ornamental trees and evergreen trees from LandTech, in the amount of \$289,190. A motion was made by Shawn McGoff, seconded by Lee McCall, and unanimously carried, to approve the proposal.

- Review Detention Pond Inspection Report – A general update was provided to the Board.
- Consider Work Orders – None
- Other Landscape Maintenance – Management will send out content regarding water conservation to the community. Perry Deeds will work with Ben Zand on irrigation efficiency options.

With the conclusion of the Landscape contractor and committee report, Ben Zand with LandTech was excused from the meeting.

- Discuss Committee Resolutions and Committee Roles and Membership
 - The Board generally discussed the committees. The Resolutions will be sent to the Board for review.
- Advisory – None
- Architectural/Design review
 - The Board engaged in discussion regarding the painting of brick, and whether it should be allowed. It was noted that Westwind is working with Rachel Lee with Lee Design on a recommendation for the Board.
- Social Committee
 - The Social Committee distributed an update and reviewed it with the Board.
 - 2023 Events Budget – The Board reviewed the proposed Social Committee’s 2023 budget. A motion was made by Shawn McGoff, seconded by Marty Liles, and unanimously carried, to approve a \$35,000 budget. It was noted the committee is also working on a sponsorship policy.
- The Board engaged in discussion regarding a Board retreat in May or June. Lee McCall will work on coordination of a meeting date and time.

FINANCIAL REPORT

Curtis Bourgoon presented Unaudited Financial Statements for February 2023. The Board engaged in general discussion regarding District Investments. The Public Hearing on the 2023 Budget Amendment was opened and closed. A motion was made by Shawn McGoff, seconded by Marty Liles, and unanimously carried, to approve the 2023 budget amendment. The 2022 audit is being reviewed internally and will be ready for the Board in June.

LEGAL REPORT

Mr. Waldron provided a legislative update to the Board.

SB23-110 – Mr. Waldron reviewed the legislation with the Board. He noted that the legislation requires that a district organized after January 1, 2020 that contains residential units to hold an annual meeting where no official action can be taken. The annual meeting is required to include (i) a presentation on the status of public infrastructure projects within the district and outstanding bonds, (ii) a review of the unaudited financial statements, and (iii) an opportunity for members of the public to ask questions.

HB23-1023 – Mr. Waldron reviewed the legislation with the Board. He noted that this increases the bidding requirement on construction contracts from \$60,000 to \$120,000, with increases for inflation on July 1, 2028 and every 5 years thereafter.

MANAGEMENT REPORT

- District Management report – deferred as a report was not provided by Westwind.

- Fine -Fee Waiver Requests – deferred as a representative of Westwind was not in attendance.
- Little Library – Marty Liles presented an update to the Board. He met with the resident who will build the Little Library and they designated the location. The resident has agreed to maintain the little library.
- Update on Trash Service Transition – Lee McCall provided an update on the trash collection services transition from Waste Management to GFL. The Board expressed concern about having service provided on Friday. Lee McCall will discuss the trash service day with GFL.
- Update on Flock Safety Cameras - deferred as a representative of Westwind was not in attendance.
- Discuss Bank Account for Operations Fees - deferred as a representative of Westwind was not in attendance.
- Other Management Matters - deferred as a representative of Westwind was not in attendance.

CAPITAL PROJECTS

- Update on Entryway and Median Project – Erik Spring provided an update to the Board.
- Ratify Contract with Singing Hills and Authorize Issuance of Notice to Proceed – Upon discussion a motion was made by Shawn McGoff, seconded by Lee McCall, and unanimously carried, to ratify the contract and authorize the issuance of the Notice to Proceed.
- Consider Proposal from Design Concepts for Additional Project Management and Construction – Deferred, as the proposal was not included in the meeting packet.

DISTRICT MEMBERSHIP/REPRESENTATIVE REPORTS

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

OTHER BUSINESS

- Westwind Discussion – Shawn McGoff and Lee McCall will discuss management issues with Ms. Herron.
- Website – Perry Deeds noted that he met with Heather Sosa and she will work on a live Google calendar. The logo was approved at the last meeting and can be added to the website.

PUBLIC COMMENT – there was no additional public comment.

ADJOURNMENT – A motion was duly made by Marty Liles, seconded by Rick Schroder, and unanimously carried, to adjourn the meeting at 8:00pm.

Minutes approved: _____ Date: _____