

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS

April 28, 2022 | 6:00 PM

Microsoft Teams meeting

MINUTES

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were:

Shawn McGoff	President
Rick Schroder	Secretary
Perry Deeds	Director
Bret Erickson	Director

Maria Elena Daniels, Treasurer was absent and excused.

Others in attendance were: Sabrina Lopez (Westwind), Clint Waldron (WBA), Curtis Bourgoon (CLA), and Ben Zand (LandTech), plus 6 members of the public were present.

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 proposed changes to the agenda; it was accepted as presented.

IV. PUBLIC COMMENT – President, Shawn McGoff, opened the meeting for public comment. There was an inquiry from Lee McCall, Social Committee Member, asking if anything was needed from the committee on the garage sale. The board stated this would be further discussed.

V. CONSENT AGENDA

A motion was duly made by Bret Erickson, seconded by Rick Schroder and unanimously carried, to approve all consent agenda items, as follows:

- a. Ratify Flower Proposal from LandTech in the amount of \$14,472.00.
- b. Approve Regular Meeting Minutes of the Board held on March 24, 2022.

VI. GUESTS & CORRESPONDENCE

Guest: Steven Gomez with Flock Security presented on License Plate Readers, their company and why they focus on plate reader technology for security. Upon review of the system being offered, the Board requested a formal proposal for plate readers to be installed at all 5 access points into the community.

Correspondence: A request to install a dog waste receptacle at the park at S. White Crow St. was reviewed by the board. The Landscape committee has identified that we have an extra one, and we can have Landtech install it near the sidewalk.

Correspondence: The board reviewed the request for waiver of fees for account #86560. A motion was duly made by Shawn McGoff, seconded by Brett Erickson and unanimously carried, to deny the request for waiver of fees. The board discussed sending these letters certified, return receipt. As they cannot

continue to waive fees due to owners stating they are not receiving the letters being sent.

Correspondence: The board reviewed the request for waiver of fees for account #86119. A motion was duly made by Shawn McGoff, seconded by Brett Erickson and unanimously carried to deny the request for waiver of fees. The board discussed sending out an eblast for steps on setting up auto pay.

VII. COMMITTEE REPORTS

a. Landscape

1. Landscape Maintenance Report (Ben Zand, Account Manager, LandTech) – Ben Zand reported the following activity, pre-emergent has been applied, spring clean-up was performed, irrigation is active for the entire community, weed and feed to take place in the turf grass in the next two weeks, aeration and the gravel path repair south of the Blackstone monument sign. The sod replacement included in the contract, the Lennar punch list and the Smokey Hill plant list are to be done. Flowers are going in tentatively May 17th. The irrigation controllers have arrived and will be installed soon bringing the system up to the 21st century and beyond. The also looked for the garage sale sign but they do not find it. An inquiry came from Shawn McGoff about space to store a garage sale sign if one were purchased. Ben Zand stated they may have a small amount of space for it to be stored, in the Conex, if it is posterboard size. Ben Zand continued to report that the school is going up quickly and they are coordinating with the contractors to make sure the irrigation system is running and that their will not be any unnecessary runoff. This interaction has remained harmonious. And finally, the weekly service is to be performed on Monday and Tuesdays within the community.
2. Monument/Park Power & Irrigation & Holiday Lights Install & Storage - Ben Zand presented a proposal to add electricity and irrigation at Hilltop Park at the South and East entrance and at Monaghan Rd A motion was duly made by Brett Erickson, seconded by Shawn McGoff and unanimously carried to accept the proposal for lighting and power to be installed by Landtech at Hilltop Park and Monaghan Rd. to include holiday lights and storage for \$62,653.00.
3. Tree Replace and Install – The board discussed the pending tree proposal. Follow up is needed with Tree Analysis as LandTech will need the final tree count/selection in order to provide a proposal for the board to review and secure the trees. The board expressed some concerns related to timing of ordering trees. LandTech assured that they can secure the trees and are not worried about this. A motion was duly made by Perry Deeds, seconded by Bret Erickson and unanimously carried to accept the tree install proposal with a not to exceed expense amount of \$110,000 with LandTech.
4. Snow Depth Measuring Stakes (Updated Placement) - The map was provided by the committee for review. The map will be provided to LandTech for future snow depth measuring.
5. Review and Discuss Ownership and Maintenance Map – The board reviewed the Ownership and Maintenance Map. Discussion about finalizing the map with the club.
6. Discuss Irrigation Usage Tracking – Clint Waldron suggested that the District track irrigation use to assist with billing and questions that could arise related to such use.
7. Review Detention Pond Inspection Report – The board reviewed the detention pond

inspection report. There are some areas that need attention. Landtech to provide clean up as noted.

[Landscape contractor may be excused]

- b. Advisory – There was no committee report.
- c. Architectural / Design Review
 - 1. Design Guidelines Revisions - The Design Guidelines were included for board review and approval. The board would like to see the paint book link added to the guidelines before approving.
 - 2. Architectural Consultant – The current consultant does not currently perform any follow up on the approved requests to ensure they are completed as approved. Upon reaching out to a couple other Architectural Consultants to assist with review of design review requests, there are not many out there that can help in this capacity. Costs seem to be too much for the consultant compared to the review fees being assessed. It was suggested that either the committee complete such review or that we ask the current consultant to add this to their scope of work. A proposal to be obtained for adding this to current consultant was agreed upon by the board.
- d. Security / Safety
 - 1. License Plate Readers – Discussed under Guests, above. A proposal from Security Surveillance System was also provided. The board reviewed and determined they would like to see a formal bid from Flock Security rather.
 - 2. License Plate Reader Date – The board reviewed the reports provided for crime rates within and nearby the community.
- e. Social – Discussion on possible events the District could host and engaging owners to attend.
- f. Website – There was no committee report.

VIII. FINANCIAL REPORT

- a. Financial Statements / Claims – The financial reports and detail, including statement of claims, were provided for March 2022, and were reviewed by Curtis Bourgouin. A motion was duly made by Shawn McGoff, seconded by Perry Deeds and unanimously carried, to accept the financial report as presented.
- b. Other Financial Matters – Curtis Bourgouin presented their Master Service Agreement and Special Districts Preparation Statement of Work and Payroll Services Statement of Work for the board's review and approval. The Master Service Agreement and Statement of Works were also reviewed by legal team with White Bear Ankele Tanaka and Waldron, PC. prior to presenting to the board. A motion was duly made by Shawn McGoff, seconded by Bret Erickson and unanimously carried to accept the Master Service Agreement, Special Districts Preparation Statement of Work and Payroll services Statement of Work as presented by Clifton Larson Allen, LLP.

IX. LEGAL REPORT

- a. Clint Waldron presented for consideration the Approval of Consent Regarding Transaction Based Conflict of Interest with Respect to the Issuance of Bonds by the South Aurora Regional Improvement Authority to the Board. A motion was duly made by Shawn

McGoff, seconded by Perry Deeds and unanimously carried to accept the Approval of Consent Regarding Transaction Based Conflict of Interest with Respect to the Issuance of Bonds by the South Aurora Regional Improvement Authority as presented.

- b. Clint Waldron presented for consideration the Special Bond Fee Disclosure for Services in Connection with the Issuance of Bonds by the South Aurora Regional Improvement Authority. A motion was duly made by Shawn McGoff, seconded by Perry Deeds and unanimously carried to accept the Special Bond Fee Disclosure for Services in Connection with the Issuance of Bonds by the South Aurora Regional Improvement Authority as presented.
- c. Other Legal Matters – None.

X. MANAGEMENT REPORT

- a. Management Report – The board reviewed the management report.
- b. Trash Contract – Sabrina Lopez reported that the trash contract has a termination date of December 31, 2022 with a 90 day notice period to terminate.

XI. CAPITAL PROJECTS

- a. Update Capital Projects Status
 - 1. Park Signs – Bret Erickson reported that this is pending permits.
 - 2. Landscape Design (entrances, medians) – Bret Erickson reported that this is pending permits.
 - 3. Lighting Country Club and Hilltop Parks - Maria Elena reported via email that the permits are being obtained, now that the park addresses have been received.

XII. DISTRICT MEMBERSHIPS / REPRESENTATIVE REPORTS

- a. SARIA (Shawn) – SARIA is planning on issuing debt to fund additional regional transportation improvements as detailed on the approved master plan. This will not impact the District.
- b. Wheatlands Park and Rec (Maria Elena) - Maria Elena provide a report via email that the YMCA discussed the additional bank visits that will be happening due to the debt/service ratio and ways to increase membership rates.
They passed on my feedback to the administration, in reference to a few comments made by neighbors on Blackstone Facebook page about swimming lessons.
Clint Waldron is checking what will happen with her seat at the Wheatlands Parks and Rec Center and inform the Board.

XIII. PUBLIC COMMENT - None

XIV. ADJOURNMENT – There being no further business to conduct, a motion was duly made, seconded and unanimously carried to adjourn the meeting at 8:12 p.m.