

**Blackstone Metropolitan District**  
**SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**MINUTES**  
**February 20, 2024**

**I. ATTENDANCE & CALL TO ORDER**

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

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Curtis Bourgouin (CliftonLarsonAllen LLP), Ben Zand (LandTech Contractors, LLC), Jordan Devine (Westwind Management Group, LLC), and members of the public. The meeting was called to order at 6:02 pm by Attorney Waldron.

Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board excused the absence of Director McCall.

**II. DISCLOSURE OF ANY CONFLICTS OF INTEREST** – Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law. Ms. Waldron inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

**III. AGENDA REVIEW / UPDATES OR APPROVAL** – There were no updates. Upon motion duly made by Director Deeds, seconded by Director Monahan, upon vote, unanimously carried, the agenda was approved as written.

**IV. PUBLIC COMMENT**

Attorney Waldron opened the meeting for public comment. There were no public comments.

**V. CONSENT AGENDA**

Upon motion duly made by Director Monahan, seconded by Director McGoff, upon vote, unanimously carried, the Board approved the consent agenda items as follows:

- a. Approve January 17, 2024, Special Meeting Minutes
- b. Approve and Ratify Payment of Claims in the amount of \$ 811,732.33
- c. Approve Singing Hills Change Order Nos. 3 & 4

**VI. FINANCIAL REPORT**

- a. Mr. Bourgouin presented the financial statements updated as of December 31, 2023. Upon motion duly made by Director McGoff, seconded by Director Monahan, upon vote, unanimously carried, the Board accepted the financials as submitted by CliftonLarsonAllen LLP.
- b. Attorney Waldron reviewed the allocation options for 2024 capital outlay. The Board discussed potential capital projects. No action was taken.
- c. There were no other financial matters.

**VII. LANDSCAPE REPORT**

- a. Ben Zand, Account Manager with LandTech Contractors, LLC, presented the recent landscape activities.

1. Mr. Zand presented proposals for security options for District backflows. The proposals were tabled by the Board and no action was taken. The Board discussed the snow measurement points.

## **VIII. COMMITTEE REPORTS**

- a. Landscape Committee
  1. Capital Projects
    1. Median and Entryway Project Updates – Carol Hesketh presented updates.
    2. Consider Fee Proposal for Medians Master Plan Design from Design Concepts – The Board directed the committee to obtain additional bids for design plans and invite the vendors to present at a future Board of Directors meeting.
- b. Architectural / Design Review – Director Monahan offered to join the committee.
- c. Social Committee – Director Deeds presented recent updates.

## **IX. LEGAL REPORT**

- a. There were no legal matters to discuss.

## **X. MANAGEMENT REPORT**

- a. Ms. Devine presented the District Management Report.
- b. The Board discussed alternative event spaces for the Blackstone Metro District Board of Directors meetings and agreed, pending further discussions, to hold District meetings at the Blackstone Country Club.
- c. The Board reviewed the Delinquency and Compliance Report.
- d. The Board considered a settlement offer from account 86488. Upon motion duly made by Director McGoff, seconded by Director McCall, upon vote, unanimously carried, the Board rejected the settlement offer.
- e. The Board and Westwind Management clarified communication procedures for District consultants and discussed Board member roles.
- f. Other Management Matters
  1. Ms. Devine emphasized the necessity of hiring an arborist for the community. The Board requested further proposals for their consideration.
  2. Ms. Devine proposed a District annual mailing to disseminate crucial information and update resident contact details. She plans to present a formal proposal at the March 2024 Board of Directors meeting.
  3. Ms. Devine provided an overview of the latest developments regarding services and issues with Republic Services.
  4. Ms. Devine inquired about the Board's preference regarding rescheduling the Regular Meeting scheduled for March 19, 2024, due to it coinciding with Spring Break. Upon motion duly made by Director McGoff, seconded by Director Monahan, upon vote, unanimously carried, the Board rescheduled the March 2024 Board of Directors meeting to Tuesday, March 26, 2024.

## **XI. OTHER BUSINESS**

- a. The Board discussed the status of a vacant lot.

## **XII. PUBLIC COMMENT**

- a. Carol Hesketh, on the Landscape Committee, raised concerns about the previous arborist for the District, updated Westwind Management on recent trash services, and verified the capacity of the Cambridge Room at the Blackstone Country Club.
- b. An owner expressed interest in joining the District Architectural Review Committee, reminded Board members of their fiduciary duties, and confirmed agreement with Westwind Management's proposal for an annual mailing.

### **XIII. ADJOURNMENT**

- a. Upon motion duly made by Director McGoff, seconded by Director Monahan, upon vote, unanimously carried, the Board adjourned the meeting at 7:49 pm.

Minutes approved: *Lisa Monahan*  
Lisa Monahan (Apr 17, 2024 16:25 PDT) Date: April 17, 2024