

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES
April 16, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Lee McCall, 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.

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

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. Mr. Waldron inquired into whether members of the Board 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 Board to act.

III. AGENDA REVIEW / UPDATES OR APPROVAL – Director Deeds requested to add the purchase of apparel for the Social Committee members under VIII. COMMITTEE REPORTS c. Social. Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote, unanimously carried, the agenda was approved as amended.

IV. PUBLIC COMMENT

Director McGoff announced his resignation from the Blackstone Metro District Board of Directors as he had moved from the community. The Board thanked him for his service.

V. CONSENT AGENDA

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

- a. Approve February 20, 2024, Special Meeting Minutes
- b. Approve and Ratify Payment of Claims in the amount of \$163,880.76
- c. Approve Engagement Letter with Wipfli to Prepare 2023 Audit

VI. FINANCIAL REPORT

- a. Mr. Bourgouin presented the financial statements updated as of February 29, 2024. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP.
- b. Attorney Waldron provided an update on a notice received from the State concerning funds expected to be returned as a result of State backfill. Mr. Bourgouin noted that receipt of these funds will not require a budget amendment.
- c. There were no other financial matters.

VII. LANDSCAPE REPORT

- a. Ben Zand, Account Manager with LandTech Contractors, LLC, reported on recent landscape activities, including the removal of ice melt buckets, scheduled weed application, detention pond cleanup, plans to remove gator bags, activation of the irrigation system, and upcoming mowing plans.
 - 1. Mr. Zand reported conducting a recent drive-through of the community to audit the trees, noting they were in good condition.

VIII. COMMITTEE REPORTS

- a. Landscape Committee
 - 1. Capital Projects
 - 1. Median and Entryway Project Updates – Carol Hesketh presented updates. Director McCall inquired about turf replacement by Singing Hills Landscape, which was confirmed to be in progress. Director Monahan inquired about flowers, and LandTech confirmed that flowers had been ordered for delivery during the third week of May 2024.
 - 2. Update on Presentation for Design Plans – Carol Hesketh confirmed a scheduled meeting with White Bear Ankele Tanaka & Waldron and Westwind Management to review the RFP for median design plans. Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board approved proceeding with RFPs for the median design plans so long as there was no cost to the District.
- b. Architectural / Design Review
 - 1. Committee Member Appointments – The Board deliberated on appointing a Director liaison for the committee. Upon motion duly made Director McCall, seconded by Director Deeds, upon vote, unanimously carried, Director Monahan was appointed as the Board liaison for the Architectural Review Committee. Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote, unanimously carried, the Board tabled the appointment of new committee members.
 - 2. Review Resolution Delegating Architectural Authority and Establishing Architectural Review Committee – The Board reviewed the First Amended and Restated Resolution of the Board of Directors Delegating Architectural Authority and Establishing Architectural Review Committee [ADD APPROVAL]
- c. Social Committee – Director Deeds presented recent updates.
 - 1. Committee Member Appointments – Upon motion duly made by Director McCall, seconded by Director Deeds, upon vote, unanimously carried, the Board appointed the following committee members to the Social Committee:
 - a. Jeanne Schwab
 - b. Kathy Morgan
 - c. Kelly James
 - d. Shannon Fiala

- e. Teresa Moore
 - f. Julie Nichols
 - g. Tasha Jones
2. The Board deliberated on the use of Facebook for the Blackstone Metro District Social Committee. It was emphasized that the use of a private social media platform does not represent the Board. The committee agreed to change the page name to 'Blackstone Social Committee Events'.
 3. The Board reviewed a request from the committee to purchase apparel for its members. Upon motion duly made by Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board authorized the purchase of committee apparel, with discretion granted to Director Deeds.
 4. Other – The Social Committee requested authorization to place flyer boxes in the community for the publication of community events. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board granted authorization to place flyer boxes on District property for distributing community event information. Additionally, the Social Committee requested to purchase and install American Flags. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board authorized the display of American Flags on appropriate holidays and requested that the Social Committee draft and share their parameters for the flags' intended use.

IX. LEGAL REPORT

- a. Attorney Waldron presented a memorandum regarding the Governor's Office of Information Technology standards for digital accessibility.
- b. The Board discussed electoral authorization.
- c. There were no other legal matters to discuss.

X. MANAGEMENT REPORT

- a. Ms. Devine presented the District Management Report.
- b. The Board reviewed an estimate for a bollard light replacement at Canyon Park. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the estimate for the bollard replacement was approved.
- c. Ms. Devine discussed the safety and loss prevention grant available to the District with the Board.
- d. The Board examined the March 2023 playground inspection report by Rocky Mountain Playground Services. Upon motion duly made by Director McCall, seconded by Director Deeds, upon vote, unanimously carried, the Board authorized the repair and replacement of top priority items, pending receipt of cost and timeline.
- e. The Board reviewed the Delinquency and Compliance Report and discussed the potential amendment of the District design guidelines to incorporate pre-approved storage sheds.

Following a motion by Director Monahan, seconded by Director Deeds, and unanimously approved by vote, the Board decided to proceed with investigating the inclusion of pre-approved storage sheds in the District guidelines, with input from Westwind Management.

- f. Other Management Matters
 - 1. Ms. Devine reported observing white marks on the stone entrances of the community and outlined plans to address the issue.
 - 2. Ms. Devine asked the Board of Directors to confirm their interest in exploring lighting options for the community mailbox units. The Board provided direction to obtain 1-4 alternative light fixture options.

XI. OTHER BUSINESS

- a. Director McCall and Attorney Waldron discussed the potential collaboration with Cherry Creek Schools for the playground at Woodland Elementary. The Board agreed that Director McCall would gather more information on the process and report back.
- b. The Board discussed access to playgrounds for individuals with alternative mobility needs.
- c. The Board discussed the vacant Director position, the process and timeline for acquiring applicants, and the appointment of officers. Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote, unanimously carried, the Board appointed Director McCall as the interim Board president.
- d. The Board discussed options for hosting hybrid District meetings.

XII. PUBLIC COMMENT

- a. Kathy Morgan reported on available ADA grants through the City of Aurora, confirmed that a representative from the city would attend the next Social Committee meeting, and inquired about SARIA. Attorney Waldron provided a brief historical review of SARIA funding, the District's service plan, and contractual obligations.

XIII. ADJOURNMENT

- a. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board adjourned the meeting at 8:35 pm.

Minutes approved: _____ Date: _____