

Blackstone Metropolitan District

REGULAR MEETING OF THE BOARD OF DIRECTORS

July 21, 2022 | 6:00 pm

Blackstone Country Club

7777 South Country Club Parkway, Aurora, CO 80016

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), and Ben Zand (LandTech), plus 11 members of the public were present.

The meeting was called to order at 6:04 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

The public present expressed frustration in understanding when action is taken by management on violations. There was discussion on including a report to identify what type of violations are in the community. This report should include open and closed violation types so owners can see what the common violations are and how many are being sent.

Also discussed was a DRC request submitted for xeriscaping, dead tree violations and homes being painted without prior approval and in the incorrect color scheme.

There was a question about payment being split with the country club to repair the fencing at the corner of Blackstone and Country Club Pkwy, the cost was split as there is an easement but there is still a question about who owns the fence which is currently under review.

V. CONSENT AGENDA

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

Regular Meeting Minutes of the Board – May 19, 2022

VIII. GUESTS & CORRESPONDENCE

- a. Account #86156 – The owner is asking for a waiver to not have to replace the tree.. The board suggested that management ask the districts tree vendor for standards on tree installs and to also add to the website as a reference. A motion was duly made by Lee

McCall, seconded by Perry Deeds and unanimously carried to deny the request for waiver providing the owner with further education on tree maintenance.

IX. COMMITTEE REPORTS

a. Landscape –

1. Tree installs are in process with about 50 trees going in along Blackstone and 35 throughout the district. Other items in progress include electrical work, outlets and lights. In the upcoming week the tall grasses will be trimmed down to help improve visibility. Beauty bands along fence lines will be done next week as well. Weeds throughout are being treated but it doesn't seem to be working. Ben will meet with the crew to figure out why it is not working and why there are so many weeds, crab grass and thistle.

2. Boulders – The board reviewed the bid from LandTech to install boulders at the corners being driven over, the Landscape committee will review and let us know if we need them.

3. Hilltop Park Tree Proposal – Dead trees will be removed for now for \$7,500. They can start and finish this within a month upon approval. A motion was duly made by Rick Schroder, seconded by Lee McCall and unanimously carried to accept the proposal from LandTech for \$7,500 to remove the dead trees at Hilltop Park.

4. Native Seeding and Weeds – Ben reported that they can have a truck out to spray native seed in the areas it is needed. September is an ideal time to do this. The areas to be done are Hilltop and Country Club Parks. There was a request to add in the area at County Line and Monaghan. A motion was duly made by Rick Schroder, seconded by Lee McCall and unanimously carried to accept the native seed spraying at the areas noted NTE \$15,000.

5. Missing plant material was discussed and includes 800 shrubs and 3800 grasses along the exterior of the District with replacement coming in at around \$130,000. LandTech presented this to the landscape committee. The committee is still discussing how to proceed with this and will present a plan and a test site option for other type of landscape material to use when replacing the missing material. LandTech will begin counting the missing landscape material inside of the District as well.

6. Maintenance concerns included dead grass throughout the District and a request to check irrigation and areas of concern. The landscape committee and LandTech will drive the community to review areas of concern.

[Landscape contractor may be excused]

7. Landscape Committee – Bret Erickson reported along with Ben from LandTech as noted above.

b. Advisory – None

c. Architectural / Design Review

1. Rachel Lee, the District Architect provided a proposal with 60 color schemes to add to the paint color selections for the District. A motion was duly made by Shawn McGoff to approve 60 more paint color selections. There was no second to this motion, therefore the motion failed.

2. Design Guidelines Revisions – A motion was duly made by Shawn McGoff, seconded by Bret Erickson and unanimously carried to accept the Design Guidelines as revised with the removal of section 2.43 (e) and correct time frame to 45 days for Design Review.

d. Security / Safety

1. The board reviewed the proposal from Flock Safety for License Plate Readers at the entry ways. A motion was duly made by Lee McCall, seconded by Shawn McGoff and unanimously carried to accept the proposal from Flock Safety to install 10 license plate reader cameras for \$27,500 year with a \$350 one time install charge per camera and then \$24,000 each year after. Once approval is received, they will take about 6 weeks to install the license plate readers. The landscape committee will assist in identifying proper placement.

e. Social – Event Ideas and Planning – Lee reported on the garage sale, inquiry to owners about if they joined or if they want to do this again. The community dumpster following the garage sale was overloaded. It got so full the trash company wouldn't take it and the District had to hire another vendor to come in and remove items before Waste Management would take the dumpster. There was no consideration of this, and the dumpster may likely not be offered for future garage sale events as a result. The 4th of July parade was a huge success! It was a great way to have the kids celebrate. The committee will continue this event going forward. Upcoming events include the holiday toy drive, family concert/ picnic at Hilltop Park on September 17th. A save the date will be sent out soon. The event includes a bouncy house, face paintings, food trucks, a band, gift certificates for food and is a BYOB event. There was a question if there will be a budget line to clean the park after the events with the response being yes, the committee is working on this.

f. Website – A general email for the board was created and added to the website in place of individual emails and an option to add email addresses for email notification for the public is now available on the website. This is being done through constant contact.

X. FINANCIAL REPORT

a. CLA provided the June financials – Curtis Bourgoïn was not present, the financials were briefly reviewed.

b. Discuss Status of 2021 Audit – An audit extension is being requested. The board would like to know why we need an extension and who is holding up the audit. A motion was duly made by Lee McCall, seconded by Perry Deeds, and unanimously carried to accept the audit extension as requested but would like further clarification as to why the extension is needed.

c. Other Financial Matters – None.

XI. LEGAL REPORT

a. There is an Oil and Gas Company proposing to enter in a lease with the District. Clint Waldron stated that they are asking for an information packet to present to the board for review. Discussion took place regarding individual mineral rights and calls being made to the owners asking if they wish to sell those rights. Ultimately the District cannot make the decision for the owners as the mineral rights are owned by the lot owner.

XII. MANAGEMENT REPORT

a. Management Report – The management report was presented to the Directors. Shawn McGoff asked about the trash service offering extra containers since extra items placed outside of the trash containers will no longer be taken. Discussion on the contract providing that up to (10) additional trash bags and bundled wood would be picked up and this no longer being offered. The contract is up for renewal and are other companies are likely going in the same direction. The trash service contract is coming up for renewal and the board would like to shop this contract. The request for proposal should include trash and recycling picked up weekly with 2 bulk pickups for the individual owners, no fuel surcharges or other charges. Price should be all inclusive. Also identify if there is a charge to pick up the containers if the contract terminates.

- b. Golf Carts – City of Aurora has identified that no golf carts are allowed on the city streets and there is no variance being considered for this.
- c. Delinquencies – The board reviewed the delinquencies
- d. Who to contact at Westwind was Discussed. Owners should contact the Community Administrator, for general information and inquires including work orders and DRC requests as well as enforcement, the Accountant for any account questions and payment inquiries and the District Manager for all board/vendor related matters.

XIII. CAPITAL PROJECTS

a. Update on Capital Projects Status

- 1. Park Signs – Permits are in and sign locates are being done. Landscape design is still being worked through with the city. The city is asking for civil engineering to be done.
- 2. Landscape Design (entrances, medians) – Bret Erickson reported that surveyors are to come out.
- 3. Lighting at Country Club and Hilltop Parks – The lighting has been finished at Country Club Park. Trenching is completed and Landtech seeded and irrigated. Leveling and replacing sod will need to be done. Further discussion with Maria Elena on the work being done will take place before sod is replaced.

XIV. DISTRICT MEMBERSHIPS / REPRESENTATIVE REPORTS

- a. SARIA – Shawn McGoff reported that lots of things are on hold, the C-470 bridge is being done but they are under pressure for funding along with the city. The master plan will have to come back to the board for additional work.
- b. Wheatlands Park and Rec - Perry Deeds reported that there has been no communication yet from Wheatlands Park and Rec. It was noted that senior citizens can join for free with an AARP plan. Clint Waldron will email them and add Perry Deeds to the correspondence so he can be involved.

XV. PUBLIC COMMENT

- Members of the public had questions about golf course maintenance at Mineral, the club is still researching documents on where responsibility lies for this area. Clint Waldron will ask if the District can maintain it for now. The vacant lot owned by the city will be maintained through an agreement with parks and recs. The right of way landscape is the fire stations to maintain. The District is currently watering this lot. There is a question about who should maintain the right of way, code says City, but they are trying to push this back to the District. So, there are some items that need clarification still.
- Who sets the tax rate for the country club, it is the same, uniform mill levy for both owners and club.
- Street trees dying is an issue, the board suggested that owners hire an arborist to find out what is happening and why they are dying.

XVI. ADJOURNMENT – A motion was duly made by Bret Erickson, seconded by Lee McCall and unanimously carried to adjourn the public meeting at 8:40pm.

Date: 8/31/2022
 Name: Blackstone
 Project: Native Reseeding
 Address: 7777 S Country Club Pkwy
 Aurora, CO 80016
 Attention: Bret Erickson



525 N. Laredo St.
 Aurora, CO 80011
 Phone: (303)344-4465
 Fax: (303)344-1518

Contact: Sabrina
 Phone: (303) 369.1800
 Email: sabrina@westwindmanagement.com
 Address: 27 Inverness Drive East Englewood, CO 80112

Dear Bret,

Thank you, for the opportunity to present our proposal to you. The scope of work included in our bid is as follows: **Landtech will use our blower truck to apply a mixture of organic compost and native grass seed in the areas shown below on the map. The areas come to a total of 60,058 square feet.**

We will utilize the irrigation system to help water in this mixture and we recommend not performing this application prior to the 15th of September.

DESCRIPTION	QUANTITY	Cost
Blower Truck - Organic Compost and Native Seed Mixture Application	1 LS	\$15,000.00
Total		\$15,000.00

We appreciate your time in considering Landtech Contractors, Inc. for this project. If you should have any questions or require additional information, please do not hesitate to call. Price will be honored for 30 days from proposal date. Sales tax will be charged on selling price of all materials at local rates unless tax exempt.

Sincerely,

Ben Zand
 Account Manager



525 Laredo Street
 Aurora, CO 80011
 Direct 720.975.2218
 Cell 720.749.0067
benz@landtechcontractors.com
www.landtechcontractors.com

Offer accepted as above:

Customer Signature

Printed Name and Title

Date

Scope Of Work Map

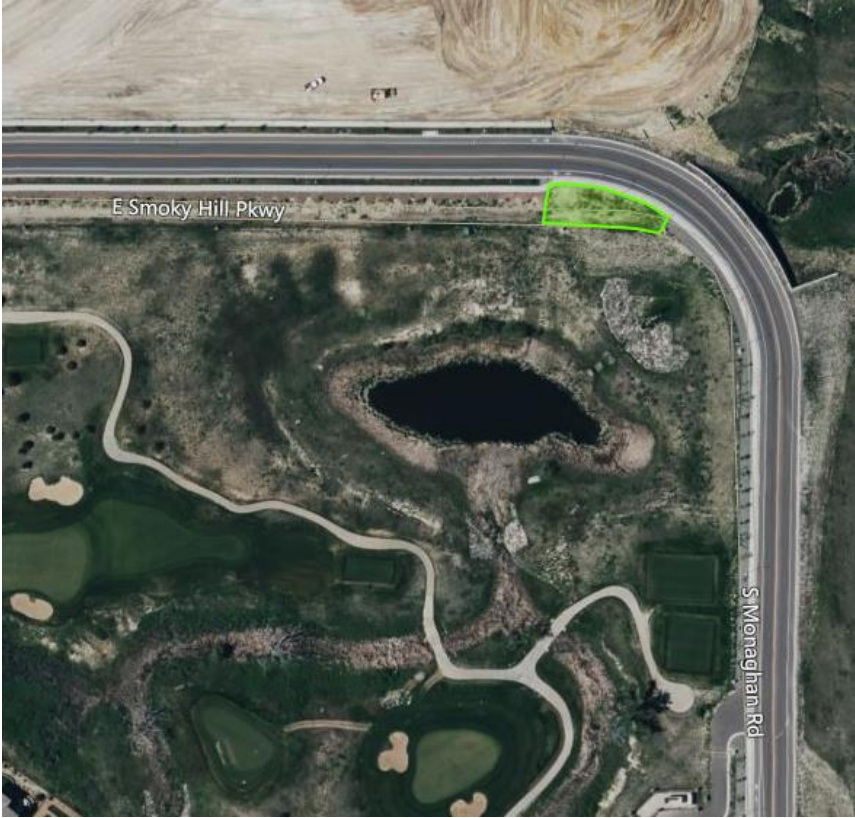
Country Club Park



Hilltop Park



NE Corner of community



Date: 7/6/2022
Name: Blackstone
Project: SW Perimeter Plant Replacements
Address: 7777 South County Club Pkwy
Aurora, CO 80016
Attention: Bret Erickson



525 N. Laredo St.
 Aurora, CO 80011
 Phone: (303)344-4465
 Fax: (303)344-1518

Billing
Contact: Sabrina Lopez
Phone: (303) 369-1800 (x142)
Email: Sabrina@westwindmanagement.com
Address: 27 Inverness Drive East Englewood, CO 80112

Dear **Bret**,

Thank you, for the opportunity to present our proposal to you. The scope of work included in our bid is as follows: **Landtech will remove and replace the dead and missing plant material along the perimeter of your property from the southern entrance of your community at County Line Road and S Blackstone Pkwy to the western entrance to your community at S Powhaton and E Mineral Drive. Please see the scope of work map below.**

Missing plant material was determined using the landscape plan set of your community as well as judgement based off what is currently in these landscape beds. Soil amendments will be included during the installation of the new plant material as well as minor irrigation adjustments (laterals, drip line, irrigation heads). Any irrigation adjustments to control valves or the irrigation mainline will be billed separately at T & M.

This proposal does include a one-year warranty for the #5-gallon deciduous shrubs only and this is for a one-time plant replacement the following season after the installation. Please see the stipulations and the breakdown of the plant material below.

DESCRIPTION	QUANTITY	Cost
#1 Gallon – Feather Reed Grass – 1,396		
#1 Gallon – Purple Maiden Grass – 396		
#1 Gallon – Hardy Fountain Grass – 2,074		
#5 Gallon – Crimson Pygmy Barberry – 395		
#5 Gallon – Dwarf Burning Bush – 84	3,866 #1 Grasses	
#5 Gallon – Blue Mist Spirea – 357	836 #5 Shrubs	\$137,454.00
Total		\$137,454.00

We appreciate your time in considering Landtech Contractors, Inc. for this project. If you should have any questions or require additional information, please do not hesitate to call. Price will be honored for 30 days from proposal date. Sales tax will be charged on selling price of all materials at local rates unless tax exempt.

STIPULATIONS:

- A one-year plant material warranty is included. Landtech Contractors reserves the right to void all warranties expressed in the specifications due to abuse and/or neglect by the owner including, but not limited: Landtech not having the maintenance contract, improper site use, irrigation system not functioning/ functioning properly, vandalism, if winter watering is not provided by Landtech, acts of God, etc.

Sincerely,

Ben Zand
Account Manager



525 Laredo Street
Aurora, CO 80011
Direct 720.975.2218
Cell 720.749.0067
benz@landtechcontractors.com
www.landtechcontractors.com

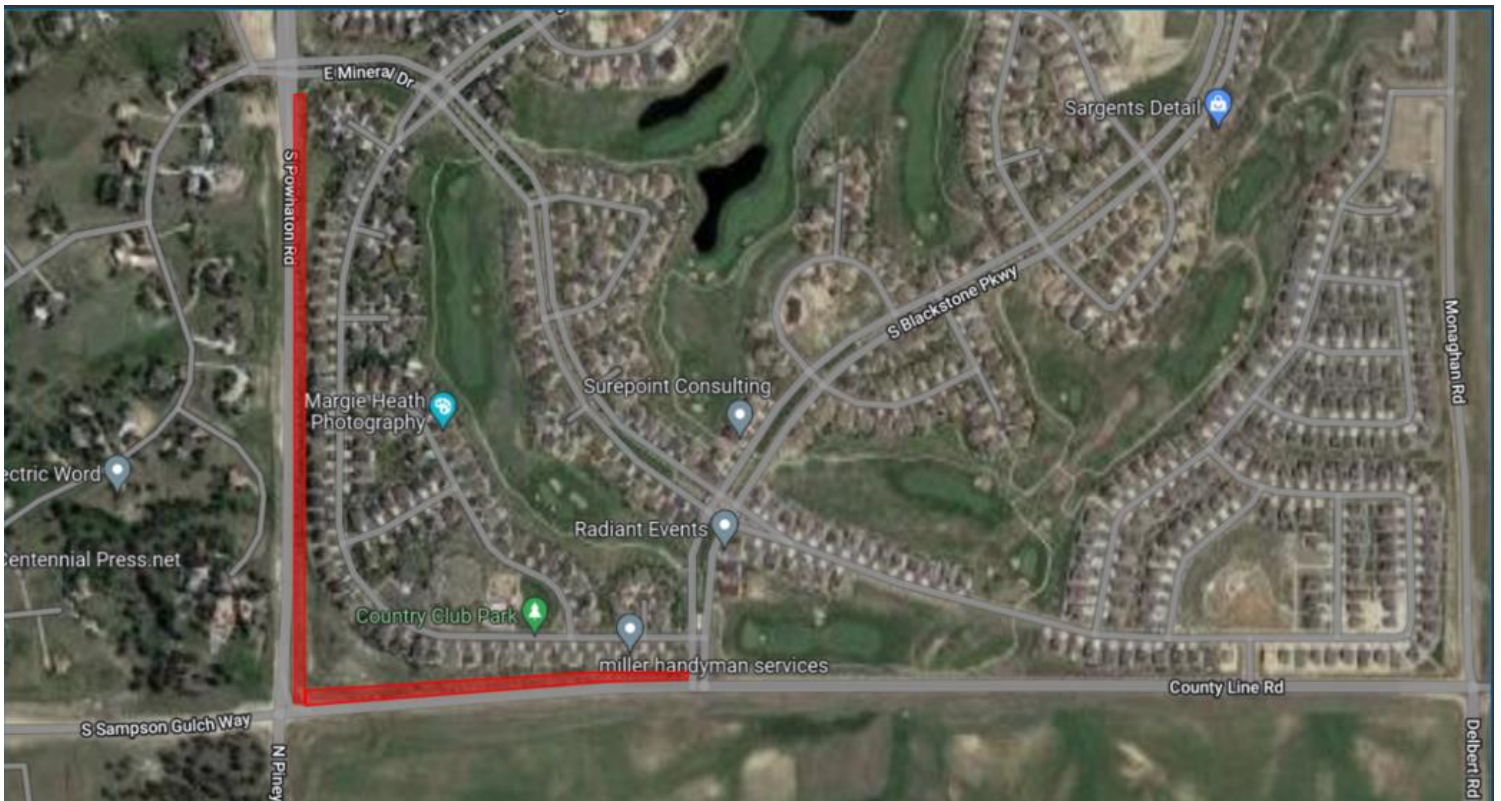
Offer accepted as above:

Customer Signature

Printed Name and Title

Date

Scope of work Map



Date: 9/5/2022
 Name: Blackstone
 Project: Tree Removal
 Address: 7777 S Country Club Pkwy
 Aurora, CO 80016
 Attention: Bret Erickson



525 N. Laredo St.
 Aurora, CO 80011
 Phone: (303)344-4465
 Fax: (303)344-1518

Contact: Sabrina
 Phone: (303) 369.1800
 Email: sabrina@westwindmanagement.com
 Address: 27 Inverness Drive East Englewood, CO 80112

Dear Bret,

Thank you, for the opportunity to present our proposal to you. The scope of work included in our bid is as follows: **Landtech will remove the remaining dead trees throughout your Blackstone property. This proposal is for cutting the trees down to grade and disposing them off site. This does not include stump removal. A proposal to replace all these trees will be created and provided to the community for the springtime of 2023.**

A scope of work map is provided below. We will remove approximately 207 dead trees.

DESCRIPTION	QUANTITY	Cost
Cutting down approximately 207 dead trees to grade	1 LS	\$7,085.00
Total		\$7,085.00

We appreciate your time in considering Landtech Contractors, Inc. for this project. If you should have any questions or require additional information, please do not hesitate to call. Price will be honored for 30 days from proposal date. Sales tax will be charged on selling price of all materials at local rates unless tax exempt.

Sincerely,

Ben Zand
 Account Manager



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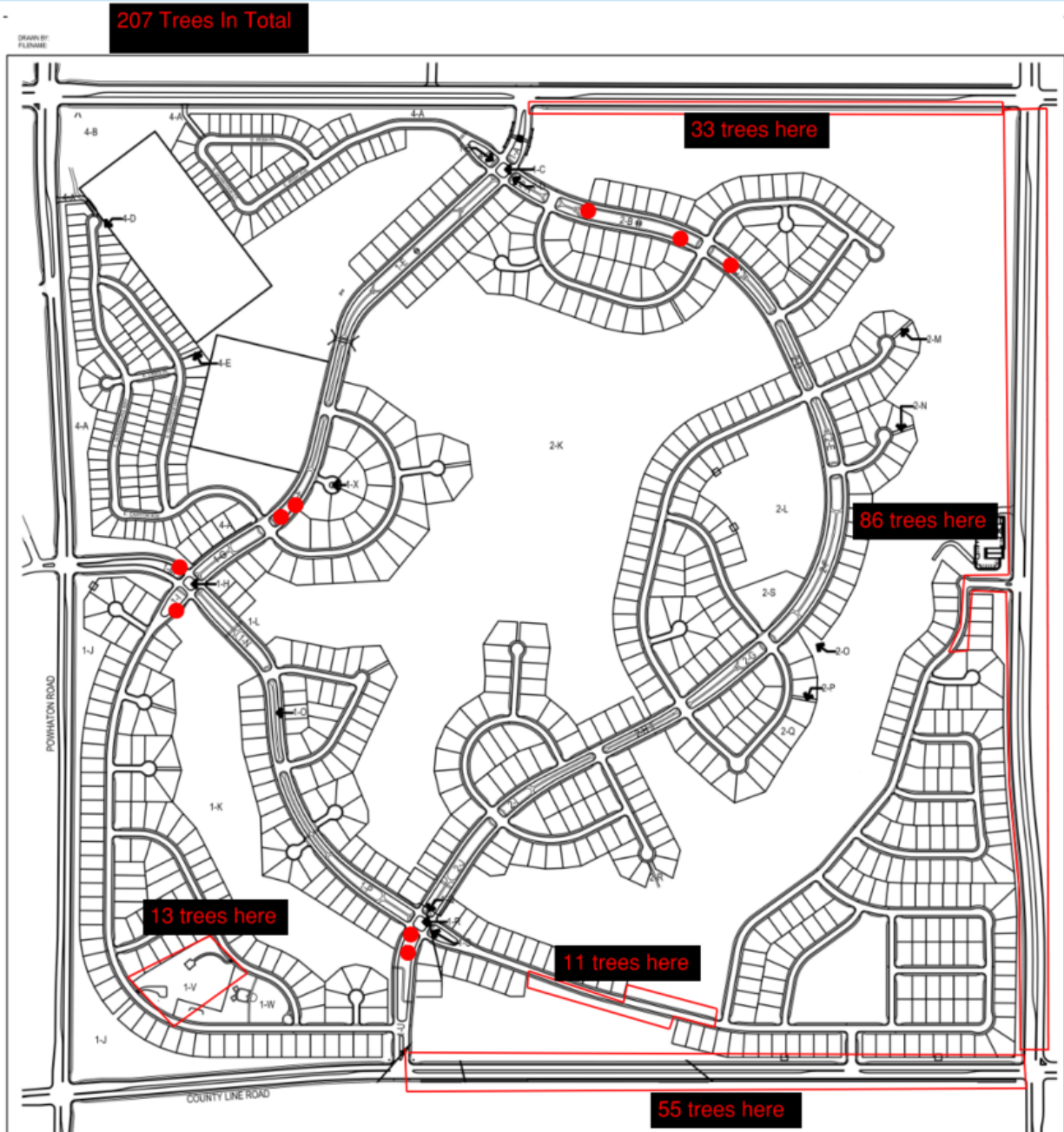
Offer accepted as above:

Customer Signature

Printed Name and Title

Date

Scope Of Work Map



Date: 9/2/2022
Name: Blackstone
Project: Cart Path Renovation
Address: 7777 South Country Club Pkwy
Aurora, CO 80016
Attention: Sabrina Lopez



525 N. Laredo St.
 Aurora, CO 80011
 Phone: (303)344-4465
 Fax: (303)344-1518

Billing
Contact: Sabrina
Phone: (303) 369-18900 (X142)
Email: sabrina@westwindmanagement.com
Address: 27 Inverness Drive East Englewood, CO 80112

Dear **Sabrina**,

Thank you, for the opportunity to present our proposal to you. The scope of work included in our bid is as follows: **Landtech will remove the native grass that is along both sides of the sidewalk in between 8175 and 8185 S Vandriver Way and install Kentucky Blue Grass in this area. This is only the portion of the golf cart path that falls into our scope of work, and this is shown on the image below. Sod installation will include removal of the top layer of native grass, amending the soil with compost, bringing the area to grade, and then installing approximately 2,350 square feet of sod. We will also install 2 2.5" caliper Shademaster Honeylocust trees in this area. This proposal includes a 2-year replacement warranty for the trees as well as tree wrap and winter watering for two seasons, please see the stipulations below.**

Irrigation modifications may be required, and these will be billed separately at T & M rates.

DESCRIPTION	QUANTITY	Cost
Demo, amending of the soil, and installing 2,350 square feet of Kentucky Blue Grass	1 LS	\$4,875.00
Installing two 2.5" caliper Shademaster Honeylocust trees	1 LS	\$2,662.00
Total		\$7,537.00

We appreciate your time in considering Landtech Contractors, Inc. for this project. If you should have any questions or require additional information, please do not hesitate to call. Price will be honored for 30 days from proposal date. Sales tax will be charged on selling price of all materials at local rates unless tax exempt.

STIPULATIONS:

- A two-year plant material warranty is included. Landtech Contractors reserves the right to void all warranties expressed in the specifications due to abuse and/or neglect by the owner including, but not limited: Landtech not having the maintenance contract, improper site use, irrigation system not functioning/ functioning properly, vandalism, if winter watering is not provided by Landtech, acts of God, etc.

Sincerely,

Ben Zand
Account Manager



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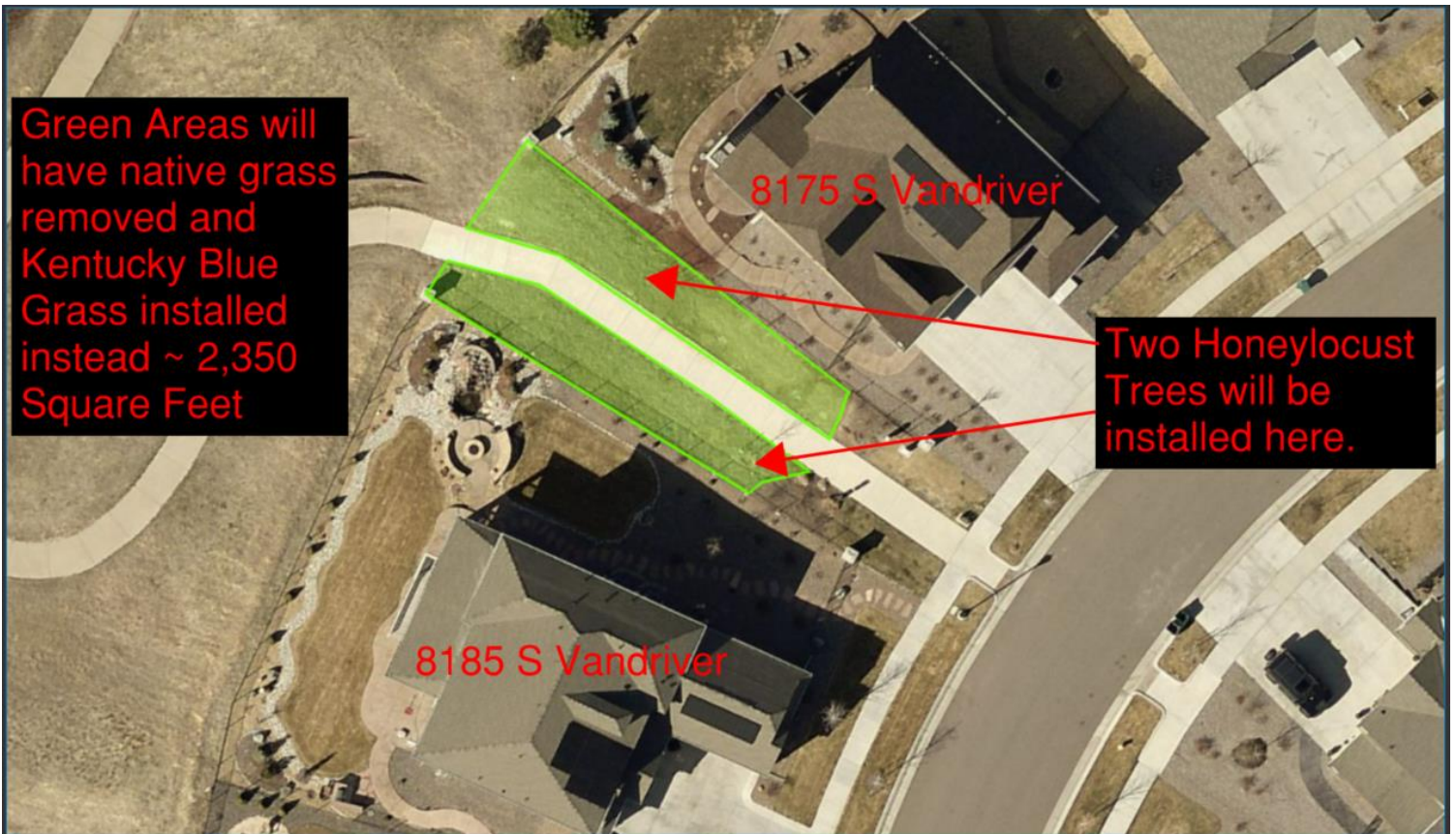
Offer accepted as above:

Customer Signature

Printed Name and Title

Date

Scope of Work



Flock Safety Community Outreach

Blackstone Metropolitan District has partnered with Flock Safety, a national neighborhood security provider that specializes in community safety through the use of license plate reading cameras. License plates are the #1 piece of evidence that police request in the case of criminal activity such as home and car break-ins. Flock Safety's cameras are entirely self-sufficient; they are solar-powered and send footage via mobile technology to a secure cloud-based network unique to our community. The cameras record footage but also have both day and night-time capability to read and record license plates that pass through our community.

Privacy is a top concern for Flock and Blackstone Metropolitan District. The footage and data that is collected is automatically deleted after 30 days and is accessible only by limited members of the board. In the event of a crime, access can be shared and footage can be downloaded and stored by either the community or local authorities.

Despite this technology, it is just a camera. The #1 way to deter crime is a responsibility we each own individually: lock your doors and keep your valuables out of sight. We are fortunate to live in such a safe neighborhood, but we believe that this service will both further deter mischief crimes and provide a valuable resource to our residents.

What we recommend:

1) Blackstone Metropolitan District encourages you to register to our community's SafeList. It's up to you whether you provide your actual name, but by registering your license plate, we will know that your vehicle belongs to a resident when sorting through footage in the event of a crime. You can add any vehicle that you own or that frequently visits your home. The link to the secure Safelist site is:

<https://users.flocksafety.com/resident/register/ae87f7a8-c1ac-4c56-80f0-1d07dfc3a25e>

Check out this [PowerPoint](#) for instructions.

2) If you are the victim of a crime, please report it first to the police department. Then, you can send an email to any member of our Board and we can help provide footage or provide access to you or the detective assigned to the case.

3) Wave and smile to your neighbors and continue to make Blackstone Metropolitan District an incredible place to live!

Considerations:

- The existence of Flock Safety cameras should NOT be relied upon by any individual for safety or security. Individuals are encouraged to take additional precautions to ensure the safety of their property.
- Blackstone Metropolitan District and Flock Safety are NOT law enforcement agencies and are not in a position to undertake law enforcement activities. Any illegal activity should be reported to law enforcement immediately for investigation.

**BLACKSTONE METROPOLITAN DISTRICT
Arapahoe County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2021

**BLACKSTONE METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2021**

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INSERT INDEPENDENT AUDITOR'S REPORT

BASIC FINANCIAL STATEMENTS

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 2,339,104
Cash and Investments - Restricted	2,110,265
Accounts Receivable - Assessments	266,107
Receivable - County Treasurer	15,971
Property Taxes Receivable	2,893,205
Capital Assets, Not Being Depreciated	11,778,122
Capital Assets, Being Depreciated	585,613
Total Assets	<u>19,988,387</u>
LIABILITIES	
Accounts Payable	105,853
Accrued Bond Interest Payable	91,910
Due to SARIA	284
Prepaid Assessments	85,267
Noncurrent Liabilities:	
Due Within One Year	473,974
Due In More Than One Year	27,323,248
Total Liabilities	<u>28,080,536</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	2,893,205
Total Deferred Inflows of Resources	<u>2,893,205</u>
NET POSITION	
Net Investment in Capital Assets	2,640,267
Restricted for:	
Emergency Reserves	62,400
Debt Service	514,126
Unrestricted	<u>(14,202,147)</u>
Total Net Position	<u><u>\$ (10,985,354)</u></u>

See accompanying Notes to Basic Financial Statements.

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 1,003,677	\$ 689,007	\$ 733,349	\$ 32,442,555	\$ 32,861,234
Interest and Related Costs on Long-Term Debt	1,082,378	-	-	-	(1,082,378)
Total Governmental Activities	\$ 2,086,055	\$ 689,007	\$ 733,349	\$ 32,442,555	31,778,856
 GENERAL REVENUES					
Property Taxes					2,791,044
Regional Property Taxes					47,792
Specific Ownership Taxes					195,691
Net Investment Income					3,235
Other Revenue					6,802
Total General Revenues					3,044,564
 CHANGE IN NET POSITION					
					34,823,420
Net Position - Beginning of Year					(45,808,774)
 NET POSITION - END OF YEAR					
					\$ (10,985,354)

See accompanying Notes to Basic Financial Statements.

**BLACKSTONE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021**

	General	Debt Service	Capital Projects	Capital Projects - Regional Improvements	Total Governmental Funds
ASSETS					
Cash and Investments	\$ 2,339,104	\$ -	\$ -	\$ -	\$ 2,339,104
Cash and Investments - Restricted	62,400	1,597,581	450,000	284	2,110,265
Accounts Receivable - Assessments	266,107	-	-	-	266,107
Receivable - County Treasurer	7,516	8,455	-	-	15,971
Property Taxes Receivable	1,304,232	1,537,130	-	51,843	2,893,205
Total Assets	\$ 3,979,359	\$ 3,143,166	\$ 450,000	\$ 52,127	\$ 7,624,652
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ 105,853	\$ -	\$ -	\$ -	\$ 105,853
Due to SARIA	-	-	-	284	284
Prepaid Assessments	85,267	-	-	-	85,267
Total Liabilities	191,120	-	-	284	191,404
DEFERRED INFLOWS OF RESOURCES					
Property Tax Revenue	1,304,232	1,537,130	-	51,843	2,893,205
Total Deferred Inflows of Resources	1,304,232	1,537,130	-	51,843	2,893,205
FUND BALANCES					
Restricted for:					
Emergency Reserves	62,400	-	-	-	62,400
Debt Service	-	1,606,036	-	-	1,606,036
Committed for:					
Capital Projects	-	-	450,000	-	450,000
Assigned - General and Operating Fund	426,955	-	-	-	426,955
Unassigned	1,994,652	-	-	-	1,994,652
Total Fund Balances	2,484,007	1,606,036	450,000	-	4,540,043
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 3,979,359	\$ 3,143,166	\$ 450,000	\$ 52,127	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the funds.

Capital Assets, Net

12,363,735

Long-term liabilities, including bonds payable and developer advances, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.

Bonds Payable
Bond Premium
Accrued Interest on Bonds Payable

(26,905,000)
(892,222)
(91,910)

Net Position of Governmental Activities

\$ (10,985,354)

See accompanying Notes to Basic Financial Statements.

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021**

	General	Debt Service	Capital Projects	Capital Projects - Regional Improvements	Total Governmental Funds
REVENUES					
Property Taxes	\$ 1,288,173	\$ 1,502,871	\$ -	\$ -	\$ 2,791,044
Regional Property Taxes	-	-	-	47,792	47,792
Specific Ownership Taxes	93,274	102,417	-	-	195,691
Operations Fee (Homeowners)	631,106	-	-	-	631,106
Operations Fee (Vacant Lots)	8,198	-	-	-	8,198
Working Capital Fees	39,835	-	-	-	39,835
Design Review Fee	430	-	-	-	430
Legal Collection Fees	2,370	-	-	-	2,370
Violations and late fees	7,068	-	-	-	7,068
Net Investment Income	1,563	1,672	-	-	3,235
Miscellaneous Income	6,802	12,789	-	-	19,591
Total Revenues	<u>2,078,819</u>	<u>1,619,749</u>	<u>-</u>	<u>47,792</u>	<u>3,746,360</u>
EXPENDITURES					
General:					
Accounting	42,558	-	-	-	42,558
Audit	5,000	-	-	-	5,000
County Treasurer's Fees	19,340	22,564	-	718	42,622
Directors' Fees	1,700	-	-	-	1,700
Insurance and Bonds	32,931	-	-	-	32,931
Legal	56,792	-	-	-	56,792
Miscellaneous	3,327	-	-	-	3,327
Payroll Taxes	145	-	-	-	145
Website	150	-	-	-	150
Regional Mill Levy - Payment to SARIA	-	-	-	47,074	47,074
Operations and Maintenance	774,125	-	-	-	774,125
Debt Service:					
Bond Interest - Series 2017	-	1,114,925	-	-	1,114,925
Bond Principal - Series 2017	-	300,000	-	-	300,000
Paying Agent Fees	-	450	-	-	450
Capital Projects:					
Monumentation	-	-	12,090	-	12,090
Entryways	-	-	9,385	-	9,385
Trees	-	-	359,250	-	359,250
Lighting	-	-	19,504	-	19,504
Total Expenditures	<u>936,068</u>	<u>1,437,939</u>	<u>400,229</u>	<u>47,792</u>	<u>2,822,028</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>1,142,751</u>	<u>181,810</u>	<u>(400,229)</u>	<u>-</u>	<u>924,332</u>
OTHER FINANCING SOURCES (USES)					
Repay Developer Advance - Lennar	-	(331,500)	-	-	(331,500)
Transfers from Other Funds	-	-	850,229	-	850,229
Transfers to Other Funds	(850,229)	-	-	-	(850,229)
Total Other Financing Sources (Uses)	<u>(850,229)</u>	<u>(331,500)</u>	<u>850,229</u>	<u>-</u>	<u>(331,500)</u>
NET CHANGE IN FUND BALANCES	292,522	(149,690)	450,000	-	592,832
Fund Balances - Beginning of Year	<u>2,191,485</u>	<u>1,755,726</u>	<u>-</u>	<u>-</u>	<u>3,947,211</u>
FUND BALANCES - END OF YEAR	<u>\$ 2,484,007</u>	<u>\$ 1,606,036</u>	<u>\$ 450,000</u>	<u>\$ -</u>	<u>\$ 4,540,043</u>

See accompanying Notes to Basic Financial Statements.

**BLACKSTONE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balances - Total Governmental Funds \$ 592,832

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Monumentation	12,090
Entryways	9,385
Trees	359,250
Lighting	19,504
Depreciation	(19,817)

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Bond Principal Payment	300,000
Developer Repayment	331,500
Forgiveness of Debt	33,163,115

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in Accrued Bond Interest Payable	1,000
Current Year Bond Issue Premium	54,561

Change in Net Position of Governmental Activities \$ 34,823,420

**BLACKSTONE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 1,288,434	\$ 1,288,434	\$ 1,288,173	\$ (261)
Specific Ownership Taxes	93,536	93,536	93,274	(262)
Operations Fee (Homeowners)	600,000	600,000	631,106	31,106
Operations Fee (Vacant Lots)	30,000	30,000	8,198	(21,802)
Working Capital Fees	60,000	60,000	39,835	(20,165)
Design Review Fee	5,000	5,000	430	(4,570)
Legal Collection Fees	6,000	6,000	2,370	(3,630)
Violations and Late Fees	5,000	5,000	7,068	2,068
Net Investment Income	6,000	6,000	1,563	(4,437)
Other Revenue	2,000	2,000	6,802	4,802
Total Revenues	<u>2,095,970</u>	<u>2,095,970</u>	<u>2,078,819</u>	<u>(17,151)</u>
EXPENDITURES				
General Administration:				
Accounting	52,000	52,000	42,558	9,442
Audit	4,950	4,950	5,000	(50)
Contingency	24,709	274,709	-	274,709
County Treasurer's Fees	19,327	19,327	19,340	(13)
Director and Meeting Expense	2,500	2,500	-	2,500
Directors' Fees	2,800	2,800	1,700	1,100
Insurance and Bonds	35,000	35,000	32,931	2,069
Legal	65,000	65,000	56,792	8,208
Miscellaneous	2,000	2,000	3,327	(1,327)
Payroll Taxes	214	214	145	69
Website	1,500	1,500	150	1,350
Operations and Maintenance:				
Community Activities	15,000	15,000	8,580	6,420
Design Review	5,000	5,000	13,634	(8,634)
Facilities Management - Contract	50,000	50,000	47,794	2,206
Facilities Management - Costs	13,000	13,000	5,722	7,278
Legal Collections	6,000	6,000	10,522	(4,522)
Contingency	37,000	37,000	-	37,000
Lighting	10,000	10,000	5,879	4,121
Gas and Electric	10,000	10,000	12,176	(2,176)
Ground Maintenance	30,000	30,000	15,725	14,275
Irrigation Repairs and Improvements	50,000	50,000	41,858	8,142
Landscape Contract	195,000	195,000	279,564	(84,564)
Landscape Improvements	75,000	75,000	8,856	66,144
Flowers	45,000	45,000	-	45,000
Holiday Lights	20,000	20,000	12,035	7,965
Playground Inspection and Repair	10,000	10,000	4,516	5,484
Safety and Security	120,000	120,000	-	120,000
Snow Removal	20,000	20,000	11,763	8,237
Trash Removal	150,000	150,000	152,019	(2,019)
Trees/Shrubs/Beds	125,000	125,000	20,445	104,555
Miscellaneous	2,000	2,000	650	1,350
Vandalism Repairs	2,000	2,000	15	1,985
Water - Irrigation	125,000	125,000	122,372	2,628
Total Expenditures	<u>1,325,000</u>	<u>1,575,000</u>	<u>936,068</u>	<u>638,932</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	770,970	520,970	1,142,751	621,781
OTHER FINANCING SOURCES (USES)				
Transfers to Other Fund	(1,340,000)	(1,340,000)	(850,229)	489,771
Transfers from other funds	125,000	125,000	-	(125,000)
Total Other Financing Sources (Uses)	<u>(1,215,000)</u>	<u>(1,215,000)</u>	<u>(850,229)</u>	<u>364,771</u>
NET CHANGE IN FUND BALANCE	(444,030)	(694,030)	292,522	986,552
Fund Balance - Beginning of Year	<u>1,351,641</u>	<u>1,351,641</u>	<u>2,191,485</u>	<u>839,844</u>
FUND BALANCE - END OF YEAR	<u>\$ 907,611</u>	<u>\$ 657,611</u>	<u>\$ 2,484,007</u>	<u>\$ 1,826,396</u>

See accompanying Notes to Basic Financial Statements.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 1 DEFINITION OF REPORTING ENTITY

Blackstone Metropolitan District (the District), a quasi-municipal corporation, and political subdivision of the State of Colorado was organized on November 27, 2002 concurrently with Beacon Point Metropolitan District (Beacon Point) and East Plains Metropolitan District (East Plains), and is governed pursuant to provisions of the Colorado Special District Act. The District is located entirely within the City of Aurora (City), County of Arapahoe, Colorado. On March 10, 2006, an Amended and Restated Consolidated Service Plan for the District, East Plains, and Beacon Point was approved. The District was established to provide for the design, construction, installation, financing, and acquisition of certain street, traffic, and safety controls, water, sanitation, park and recreation improvements and mosquito control.

On April 5, 2010, the District, along with Beacon Point and East Plains, adopted Resolution No. 2010-04-01, Joint Resolution of East Plains, Blackstone and Beacon Point Acknowledging and Authorizing the Dissolution of East Plains (Resolution). Pursuant to the Resolution, East Plains, Blackstone and Beacon Point acknowledged that the purposes for which East Plains was organized have been satisfied and in order to simplify and increase efficiency in provision of improvements and services to Blackstone and Beacon Point, it is in the best interests of East Plains, Blackstone and Beacon Point, and their respective constituents, for East Plains to seek dissolution and transfer its rights and obligations with respect to the provision of improvements and services to Blackstone and Beacon Point, as appropriate. The Resolution authorized East Plains to take the necessary actions to implement the dissolution.

In anticipation of the dissolution, on April 14, 2010, the District entered into two agreements with MS Rialto Blackstone CO, LLC ("MS Rialto") and one agreement with Lennar Colorado, LLC (the "Developer") whereby the District accepted the reimbursement obligations previously held by East Plains with respect to advances made by MS Rialto and/or the Developer for the benefit of the District.

On July 26, 2010, in anticipation of the dissolution of East Plains, a Second Amended and Restated Service Plan (SARSP) for the District was approved by the City, segregating the rights and responsibilities of the Districts. On November 23, 2010 East Plains Metropolitan District was dissolved and all assets or liabilities of East Plains relating to the District were transferred to the District. As a result of the dissolution, the District is responsible for providing the day-to-day operations and administrative management and for constructing, owning, transferring, operating, and maintaining certain public facilities and services for the benefit of the District and for providing funding for the same.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 1 DEFINITION OF REPORTING ENTITY (CONTINUED)

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Measurement Focus, Basis of Accounting and Financial Statement Presentation
(Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes, specific ownership taxes, and operations fees. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

The Capital Projects – Regional Improvements Fund is used to account for financial resources to be used for a regional improvement or to be remitted to the South Aurora Regional Improvement Authority or to the City.

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its budget during the year ended December 31, 2021.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank or investment account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Interfund Balances

The District reports interfund balances that are representative of lending/borrowing arrangements between funds in the fund financial statements as due to/from other funds (current portion of interfund loans) or advances to/from other funds (long-term portion of interfund loans). The interfund balances have been eliminated in the government-wide statements except for the residual balances between the governmental activities and business-type activities, which are reported as internal balances.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioner to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, at the taxpayer's election, in equal installments in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Entryways/Monuments	30 years
Lighting	15 years

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 2,339,104
Cash and Investments - Restricted	2,110,265
Total Cash and Investments	<u><u>\$ 4,449,369</u></u>

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2021, consist of the following:

Deposits with Financial Institutions	\$ 49,504
Investments	4,399,865
Total Cash and Investments	<u>\$ 4,449,369</u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2021, the District's cash deposits had a bank balance and a carrying balance of \$49,503.

Investments

The District has not adopted a formal investment policy; however, the District follows the state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2021, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	<u>\$ 4,399,865</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value method as determined by the fair value method. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2021, follows:

	Balance at December 31, 2020	Increases	Decreases	Balance at December 31, 2021
Capital Assets, Not Being Depreciated:				
Parks - Land Improvements	\$ 11,418,872	\$ 359,250	\$ -	\$ 11,778,122
Total Capital Assets, Not Being Depreciated	<u>\$ 11,418,872</u>	<u>\$ 359,250</u>	<u>\$ -</u>	<u>\$ 11,778,122</u>
Capital Assets, Being Depreciated:				
Entryways	224,349	9,385	-	233,734
Lighting	-	19,504	-	19,504
Monumentation	349,669	12,090	-	361,759
Total Capital Assets, Being Depreciated	<u>574,018</u>	<u>40,979</u>	<u>-</u>	<u>614,997</u>
Less Accumulated Depreciation For:				
Entryways	3,739	7,634	-	11,373
Lighting	-	325	-	325
Monumentation	5,828	11,858	-	17,686
Total Accumulated Depreciation	<u>9,567</u>	<u>19,817</u>	<u>-</u>	<u>29,384</u>
Total Capital Assets, Being Depreciated	<u>564,451</u>	<u>21,162</u>	<u>-</u>	<u>585,613</u>
Governmental Activities Capital Assets, Net	<u>\$ 11,983,323</u>	<u>\$ 380,412</u>	<u>\$ -</u>	<u>\$ 12,363,735</u>

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's outstanding long-term obligations for the year ended December 31, 2021:

	Balance at December 31, 2020	Additions	Reductions	Balance at December 31, 2021	Due Within One Year
Bonds Payable					
Series 2017 Limited Tax General Obligation Bonds	\$ 27,205,000	\$ -	\$ 300,000	\$ 26,905,000	\$ 420,000
Unamortized Bond Premium - Series 2017	946,783	-	54,561	892,222	53,974
Subtotal of Bonds Payable	28,151,783	-	354,561	27,797,222	473,974
Notes/Agreements from Direct Borrowings:					
Reimbursement Agreement Lennar - Capital	15,530,600	-	15,530,600	-	-
Reimbursement Agreement Lennar - Capital - Interest	15,774,592	-	15,774,592	-	-
Reimbursement Agreement MS Rialto - Capital	787,397	-	787,397	-	-
Reimbursement Agreement MS Rialto - Capital - Interest	668,677	-	668,677	-	-
Reimbursement Agreement MS Rialto - Operations	414,611	-	414,611	-	-
Reimbursement Agreement MS Rialto - Operations - Interest	318,738	-	318,738	-	-
Subtotal of Notes/Agreements from Direct Borrowings	33,494,615	-	33,494,615	-	-
Total Long Term Obligations	\$ 61,646,398	\$ -	\$ 33,849,176	\$ 27,797,222	\$ 473,974

The details of the District's long-term obligations are as follows:

General Obligation Bonds

\$27,415,000 General Obligation Refunding Bonds, Series 2017, dated June 6, 2017 with interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of \$1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Bonds (Continued)

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The Bonds are also secured by amounts held by the Trustee in the Reserve Fund(s). Required Mill Levy means, so long as the Surplus Account is less than the Maximum Surplus Amount, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable and to make up any deficiencies in the Reserve Fund. The maximum Required Mill Levy is 40.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. As of December 31, 2021, the District had funded the Surplus Account to the Maximum Surplus Amount, removing the requirement for a minimum mill levy. For collection year 2021, the District levied 33.000 mills. The Series 2017 Bonds are additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

On May 15, 2017, the First Amendment to the Second Amended and Restated Service Plan was approved by the City, authorizing the District to issue one or more series of unlimited mill levy Bonds, or other Debt or obligations which are not subject to the Maximum Debt Mill Levy.

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		
	<u>Bonded Debt</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 420,000	\$ 1,102,925	\$ 1,522,925
2023	450,000	1,086,125	1,536,125
2024	500,000	1,068,125	1,568,125
2025	520,000	1,048,125	1,568,125
2026	565,000	1,035,775	1,600,775
2027-2031	3,470,000	4,727,337	8,197,337
2032-2036	4,700,000	3,922,638	8,622,638
2037-2041	6,265,000	2,781,400	9,046,400
2042-2046	8,140,000	1,384,600	9,524,600
2047	1,875,000	75,000	1,950,000
Total	<u>\$ 26,905,000</u>	<u>\$ 18,232,050</u>	<u>\$ 45,137,050</u>

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization

As of December 31, 2021, the District had remaining voted debt authorization of approximately \$1,981,510,000. Per the District's SARSP, the District cannot issue debt in excess of \$100,000,000.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

Funding and Reimbursement Agreements

In anticipation of the dissolution of East Plains, on April 14, 2010, the District entered into two agreements with MS Rialto and one agreement with the Developer whereby the District accepted the reimbursement obligations previously held by East Plains with respect to advances made by MS Rialto and/or the Developer for the benefit of the District. The agreements included:

- (1) An Operation Funding and Reimbursement Agreement (OFRA) with MS Rialto, whereby the District agreed to reimburse MS Rialto for operations and maintenance advances previously made to East Plains for the benefit of the District, in the amount of \$243,324 (including interest accrual to date of OFRA), along with additional interest to accrue at 7% per annum, expiring on December 31, 2044. Pursuant to the OFRA, MS Rialto also agreed to provide funding for operations and maintenance expenses of the District as needed for 2010 up to \$25,000. Reimbursement under the OFRA is from legally available revenues of the District after payments of debt service and operations and maintenance expenses and is subject to annual appropriation. On November 29, 2010, the District entered into a First Amendment to the OFRA increasing the Anticipated Shortfall Amount to \$82,481 and extending the terms of the OFRA to include advances necessary for 2011. All outstanding amounts related to this agreement were forgiven in 2021.
- (2) A Capital Funding, Reimbursement and Acquisition Agreement (CFRAA) with MS Rialto, whereby the District agreed to reimburse MS Rialto for capital advances previously made to East Plains for the benefit of the District, in the amount of \$829,639 (inclusive of principal and interest amounts to the date of the CFRAA), along with additional interest to accrue at 7% per annum expiring on December 31, 2044. Pursuant to the CFRAA, MS Rialto also agreed to provide funding for certain construction related expenses of the District as needed in 2010 in the amount of \$65,000 and the District agreed to acquire District improvements from MS Rialto in the event funding becomes available. Reimbursement under the CFRAA is subject to annual appropriation and will only be available to the extent and if the District issues bonds in an amount sufficient to pay for all or part of the reimbursement or acquisition amounts. All outstanding amounts related to this agreement were forgiven in 2021.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Funding and Reimbursement Agreements (Continued)

(3) A Capital Reimbursement Agreement (CRA) with the Developer, whereby the District agreed to reimburse the Developer for capital advances previously made to East Plains for the benefit of the District, in the amount of \$19,452,810 (inclusive of principal and interest to the date of the CRA and net of any prior reimbursements) along with additional interest to accrue at 7% per annum expiring on December 31, 2044. Reimbursement under the CRA is subject to annual appropriation and will only be available to the extent and if the District issues bonds in an amount sufficient to pay for all or part of the reimbursement or acquisition amounts. Additionally, reimbursement under the CRA has priority over reimbursement under the CFRAA. All outstanding amounts related to this agreement were forgiven in 2021.

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2021, the District had net investments in capital assets calculated as follows:

Net Investment in Capital Assets	
Capital Assets, Net	\$ 12,363,735
Bond Premium (Net of Accumulated Amortization)	(312,099)
Bonds Payable	(9,411,369)
Net Investment in Capital Assets	<u>\$ 2,640,267</u>

Restricted assets include net position that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation, the District had restricted net position as of December 31, 2021, as follows:

Restricted Net Position	
Emergencies	\$ 62,400
Debt Service	514,126
Total Restricted Net Position	<u>\$ 576,526</u>

The District has a deficit in unrestricted net position. The deficit was a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 7 RELATED PARTIES

Lennar Colorado, LLC is the Colorado manager for MS Rialto Blackstone CO, LLC (Developer), and has an interest in undeveloped land within the District.

NOTE 8 INTERGOVERNMENTAL AGREEMENTS

On November 3, 2004, the District, along with East Plains and Beacon Point entered into an Amended and Restated Intergovernmental Agreement with the City of Aurora as amended September 26, 2008 by First Amendment (Service Plan IGA), as required by the Amended and Restated Consolidated Service Plan. On July 26, 2010, the District entered into a Second Amended and Restated Intergovernmental Agreement (SARIGA) concurrent with the approval of the SARSP. On May 15, 2017 the District entered into a First Amendment to the Second Amended and Restated Intergovernmental Agreement (FASARIGA). Under the SARIGA, the District must obtain the approval of the Aurora City Council prior to any inclusion of property outside of the service area into the boundaries of the District, or any consolidation with any other special District. Prior to the issuance of any privately placed debt, the District shall obtain a certificate from an External Financial Advisor certifying to the reasonableness of the interest rate and the structure. Pursuant to the SARIGA and the SARSP, the District is required to levy a regional mill levy and to remit it to an Aurora Regional Improvement (ARI) Authority or to the City under certain circumstances. Under the FASARIGA, the District is authorized to issue one or more series of unlimited mill levy Bond or other Debt or obligations which are not subject to the Maximum Debt Mill Levy for the purpose of refunding or refinancing the Debt outstanding at the date of the agreement.

The SARSP requires the District to dedicate certain public improvements to the City of Aurora or other appropriate jurisdiction or owners association for ownership and maintenance. The District is not authorized to operate or maintain any part of the improvements, other than park and recreation improvements, drainage improvements including detention and retention ponds, trickle channels and all necessary or proper equipment or appurtenances thereto, unless the provision of such operation and maintenance is pursuant to an intergovernmental agreement with the City.

On July 10, 2017, the District entered into the South Aurora Regional Improvement Authority Establishment Agreement (SARIA), concurrently with Beacon Point, Forest Trace Metropolitan District No. 1, Forest Trace Metropolitan District No. 2, Forest Trace.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

Metropolitan District No. 3, Sorrell Ranch Metropolitan District, Southlands Metropolitan District No. 2, Wheatlands Metropolitan District, Kings Point South Metropolitan District No. 1, Kings Point South Metropolitan District No. 2, Kings Point Metropolitan District No. 1, Whispering Pines Metropolitan District No. 1, Inspiration Metropolitan District, and Pronghorn Valley Metropolitan District (together, the "SARIA Districts".) Upon execution of the agreement, the South Aurora Regional Improvement Authority (the Authority) was established for the purpose of planning, constructing, installing and financing the Regional Improvements designated in ARI Master Plans. On October 2, 2018, the District, along with the SARIA Districts entered into the First Amendment to the South Aurora Regional Improvement Authority Establishment Agreement (the "FASARIAEA"). Under the terms of the FASARIAEA, the District and SARIA District covenant to impose an ARI Mill Levy as set

forth in such District's service plan, and to remit all proceeds of such District's ARI Mill Levy (net of County treasurer collection costs and excluding any specific ownership taxes received by the District as a result of its imposition of the ARI Mill Levy) to the Authority within 30 days of receipt by such District.

On December 8, 2017 the Parties to the SARIA IGA approved the South Aurora approved the SARIA ARI Master Plan No. 1 (ARI Master Plan No. 1). On June 15, 2018, the Parties to the SARIA IGA approved the SARIA ARI Master Plan No. 2 (ARI Master Plan No. 2) which supersedes ARI Master Plan No. 1. ARI Master Plan No. 2 prioritizes regional improvement projects within the Authority.

NOTE 9 INTERFUND AND OPERATING TRANSFERS

The transfer from the General Fund to the Capital Projects Fund was to fund capital projects.

NOTE 10 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**BLACKSTONE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

On November 5, 2002, the District voters passed an election question to increase property taxes \$1,000,000 annually to pay the District's operations, maintenance, and other expenses. On November 4, 2004, the District voters passed an election question to increase property taxes \$625,000 annually to pay the District's operations, maintenance, and other expenses. Additionally, the District voters authorized the District to collect, retain, and spend all revenue without regard to any limitations under TABOR.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**BLACKSTONE METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 1,503,173	\$ 1,503,173	\$ 1,502,871	\$ (302)
Specific Ownership Taxes	105,222	105,222	102,417	(2,805)
Net Investment Income	9,000	9,000	1,672	(7,328)
Miscellaneous Income	-	-	12,789	12,789
Total Revenues	<u>1,617,395</u>	<u>1,617,395</u>	<u>1,619,749</u>	<u>2,354</u>
EXPENDITURES				
Contingency	2,077	30,577	-	30,577
County Treasurer's Fees	22,548	22,548	22,564	(16)
Bond Interest - Series 2017	1,114,925	1,114,925	1,114,925	-
Bond Principal - Series 2017	300,000	300,000	300,000	-
Paying Agent Fees	450	450	450	-
Total Expenditures	<u>1,440,000</u>	<u>1,468,500</u>	<u>1,437,939</u>	<u>30,561</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	177,395	148,895	181,810	32,915
OTHER FINANCING SOURCES (USES)				
Repay Developer Advances	-	(331,500)	(331,500)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(331,500)</u>	<u>(331,500)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	177,395	(182,605)	(149,690)	32,915
Fund Balance - Beginning of Year	<u>1,740,923</u>	<u>1,740,923</u>	<u>1,755,726</u>	<u>14,803</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,918,318</u>	<u>\$ 1,558,318</u>	<u>\$ 1,606,036</u>	<u>\$ 47,718</u>

**BLACKSTONE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 1,500	\$ -	\$ (1,500)
Total Revenues	<u>1,500</u>	<u>-</u>	<u>(1,500)</u>
EXPENDITURES			
Monumentation	-	12,090	(12,090)
Park Improvements	50,000	-	50,000
Entryways	400,000	9,385	390,615
Trees	400,000	359,250	40,750
Lighting	25,000	19,504	5,496
Roundabout Enhancement	241,500	-	241,500
Total Expenditures	<u>1,116,500</u>	<u>400,229</u>	<u>716,271</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,115,000)	(400,229)	714,771
OTHER FINANCING SOURCES (USES)			
Transfer From Other Fund	1,215,000	850,229	(364,771)
Total Other Financing Sources (Uses)	<u>1,215,000</u>	<u>850,229</u>	<u>(364,771)</u>
NET CHANGE IN FUND BALANCE	100,000	450,000	350,000
Fund Balance - Beginning of Year	<u>350,000</u>	<u>-</u>	<u>(350,000)</u>
FUND BALANCE - END OF YEAR	<u>\$ 450,000</u>	<u>\$ 450,000</u>	<u>\$ -</u>

**BLACKSTONE METROPOLITAN DISTRICT
CAPITAL PROJECTS – REGIONAL IMPROVEMENTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Regional Property Taxes	\$ 47,801	\$ 47,792	\$ (9)
Total Revenues	<u>47,801</u>	<u>47,792</u>	<u>(9)</u>
EXPENDITURES			
County Treasurer's Fees - Regional Mill Levy	717	718	(1)
Regional Mill Levy - Payment to SARIA	47,084	47,074	10
Total Expenditures	<u>47,801</u>	<u>47,792</u>	<u>9</u>
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

OTHER INFORMATION

**BLACKSTONE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021**

\$27,415,000 General Obligation Refunding Bonds
Series 2017, Dated June 6, 2017
Interest Rate Varying from 2.375% to 5.00%
Interest Payable June 1 and December 1,
Principal Due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 420,000	\$ 1,102,925	\$ 1,522,925
2023	450,000	1,086,125	1,536,125
2024	500,000	1,068,125	1,568,125
2025	520,000	1,048,125	1,568,125
2026	565,000	1,035,775	1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
Total	<u>\$ 26,905,000</u>	<u>\$ 18,232,050</u>	<u>\$ 45,137,050</u>

**BLACKSTONE METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied				Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	ARI	Total	Levied	Collected	
2017	\$ 23,027,942	20.000	50.000	1.000	71.000	\$ 1,634,984	\$ 1,631,106	99.76 %
2018	28,662,891	20.000	45.000	1.105	66.105	1,894,760	1,892,446	99.88
2019	34,918,090	30.000	35.000	1.105	66.105	2,308,260	2,267,263	98.22
2020	40,877,691	30.000	35.000	1.113	66.113	2,702,547	2,702,004	99.98
2021	42,947,789	30.000	35.000	1.113	66.113	2,839,408	2,838,836	99.98
Estimated for the Year Ending December 31, 2022	\$ 46,579,695	28.000	33.000	1.113	62.113	\$ 2,893,205		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes and/or abatements of valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

**CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE GENERAL
OBLIGATION REFUNDING BONDS, SERIES 2017**

**BLACKSTONE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE GENERAL
OBLIGATION REFUNDING BONDS, SERIES 2017 (UNAUDITED)
DECEMBER 31, 2021**

History of Valuation and Mill Levies for the District

Levy/Collection Year	Assessed Valuation	Percent Change	General Fund Mill Levy	Debt Service Fund Mill Levy	Regional Mill Levy ¹	Total Mill Levy
2011/2012	\$ 13,074,830	0.00%	15.500	50.000	1.000	66.500
2012/2013	13,696,900	4.76%	15.500	50.000	1.000	66.500
2013/2014	14,374,650	4.95%	15.500	50.000	1.000	66.500
2014/2015	14,563,493	1.31%	20.000	50.000	1.000	71.000
2015/2016	20,266,417	39.16%	20.000	50.000	1.000	71.000
2016/2017	23,027,942	13.63%	20.000	50.000	1.000	71.000
2017/2018	28,662,891	24.47%	20.000	45.000	1.105	66.105
2018/2019	34,918,090	21.82%	30.000	35.000	1.105	66.105
2019/2020	40,877,691	17.07%	30.000	35.000	1.113	66.113
2020/2021	42,947,798	5.06%	30.000	35.000	1.113	66.113
2021/2022	46,579,695	8.46%	28.000	33.000	1.113	62.113

¹Regional Mill Levy is the Aurora Regional Improvement "ARI" Mill Levy
Source - Arapahoe County Assessor's Office

History of Property Tax Collections

Levy/Collection Year	Taxes Levied	Taxes Collected	Tax Collections as Percent of Tax Levied
2011/2012	\$ 869,476	\$ 656,423	75.50% (a)
2012/2013	910,844	883,884	97.04%
2013/2014	955,914	941,365	98.48%
2014/2015	1,034,008	1,034,008	100.00%
2015/2016	1,438,915	1,424,410	98.99%
2016/2017	1,634,984	1,631,106	99.76%
2017/2018	1,894,760	1,892,446	99.88%
2018/2019	2,308,260	2,267,263	98.22%
2019/2020	2,702,547	2,702,004	99.98%
2020/2021	2,839,408	2,838,836	99.98%
2021/2022	2,893,205	2,875,497 (b)	99.39%

(a) According to District officials, the low property tax collections in 2012 collection year were the result of property tax abatements in the amount of \$203,934

(b) Property taxes collected through July 31, 2022

Source - Arapahoe County Assessor's Office

**BLACKSTONE METROPOLITAN DISTRICT
CONTINUING DISCLOSURE ANNUAL INFORMATION AS REQUIRED BY THE GENERAL
OBLIGATION REFUNDING BONDS, SERIES 2017 (UNAUDITED)
DECEMBER 31, 2021**

2021 Assessed and "Actual" Valuation of Classes of Property of the District

Property Class	Assessed Valuation	Percentage of Assessed Valuation	Actual Valuation	Percentage of Actual Valuation
Residential	\$ 42,632,450	91.53%	\$ 596,257,592	97.77%
Commercial	1,378,952	2.96%	4,755,007	0.78%
State Assessed	3,720	0.01%	12,828	0.00%
Personal	900,597	1.93%	3,105,497	0.51%
Vacant Land	1,663,976	3.57%	5,737,850	0.94%
Total	\$ 46,579,695	100.00%	609,868,774	100.00%

Source - Arapahoe County Assessor's Office

**RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
BLACKSTONE METROPOLITAN DISTRICT**

ADOPTING A SECURITY SYSTEM POLICY

WHEREAS, the Blackstone Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered with the management, control, and supervision of all business and affairs of the District; and

WHEREAS, the District owns and maintains considerable real and personal property within the boundaries of the District, including but not limited to parks, monuments, open space, and related improvements; and

WHEREAS, from time to time, the District and other property owners within the District have been subject to theft, vandalism, and other acts that have imposed costs on the District and residents, property owners, and taxpayers of the District; and

WHEREAS, the Board desires to deter theft, vandalism, and other unlawful acts within the District; and

WHEREAS, the Board further desires to cooperate with and assist local law enforcement authorities by providing them evidence and information that could aid in the investigation and prosecution of crimes; and

WHEREAS, the Board believes that a Security System, as defined below, including security cameras located at strategic locations within the District may deter theft, vandalism, and other unlawful acts and may provide evidence to law enforcement authorities for the investigation and prosecution of crimes; and

WHEREAS, the Board desires to adopt a policy regarding the District’s use of license plate cameras or other security or surveillance cameras and systems (collectively, the “**Security System**”) and the information obtained from such cameras and systems in order to clarify its intent, the proper use of, and the disposition of information obtained by, such cameras and systems.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Purpose.

a. The purpose of this Policy is to provide guidelines for Security System use and operation on property owned or utilized by the District in a way that enhances security and

aids law enforcement while respecting the privacy expectations of members of the public and in compliance with all applicable laws.

b. The primary purpose of utilizing the Security System in public areas is to deter crime and to assist law enforcement in enhancing the safety and security of property and residents of the District. The primary use of the Security System will be to record images and capture other information for use by law enforcement officials charged with investigating alleged violations of law.

c. Security System will not be monitored in real time. The existence of this policy does not imply or guarantee that Security System will be monitored or operational at any given time. Due to limitations of District resources and circumstances beyond the District's control, at any given time Security System may not be operational or may not communicate with a computer system that can record and maintain data. Accordingly, the public should have no expectation that images from any Security System will be available.

2. Responsibilities and Authorities. Responsibility for oversight of the installation and maintenance of the Security System is delegated by the Board to the District's manager, subject to oversight by the Board. Video or other information captured by the Security System will be turned over to law enforcement at the direction of the Board.

3. Security Camera Placement. Security cameras shall be placed only in public areas or on District property. This may include entrance monuments, landscaping tracts adjacent to public streets, parking areas, or other District-owned, -maintained, or -utilized property or facilities. Security cameras will not be directed toward private residences or backyards of private residences.

4. Security Camera Types. The District may purchase, install, lease, or otherwise contract for the Security System that record images, including high definition cameras that can read license plate numbers of vehicles that enter or leave the District or its facilities.

5. Storing, Access, and Use of Data Collected from Equipment.

a. Security System recordings and other captured information shall be used for the purposes of discouraging theft and other criminal activities and assisting law enforcement agencies in investigating incidents. The District shall not conduct any detailed investigation or police activity involving the security recordings on its own, but will turn that information over to appropriate law enforcement authorities to assist such agencies in their investigations.

b. Security System recordings may be utilized by the District as evidence in any civil or criminal proceeding involving the District or its property, such as to recover damage to District property or to enforce authorized fines.

c. Security System recordings may contain information that is not subject to release under the Colorado Open Record Act. Accordingly, Security System recordings shall not be made available to the general public except pursuant to court order, lawful legal

process such as a subpoena, or a lawful request under the Colorado Open Records Act.

5. District May Post Signs. The District may post signs in public locations informing the public that the Security System is in use. However, nothing in this Policy requires that the District post such signs at or near any particular location. The primary purpose of posting such signs is to deter crime by warning potential violators that their activities may be recorded, thus deterring such activity. The fact that such signs are posted is not intended to provide the public with any expectation or guarantee that a Security System is operational, is being monitored, or will insure the safety of any particular individual.

6. Amendment. The District expressly reserves the right to amend, revise, and/or repeal this policy in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the District. The foregoing shall specifically include, but not be limited to, the right to adopt new rules, regulations and/or policies and procedures as may be necessary, in the Board's discretion.

7. Severability. If any term or provision of this Policy is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of this Policy, as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

Signature page follows.

ADOPTED 15th day of September, 2022.

**BLACKSTONE METROPOLITAN
DISTRICT**, a quasi-municipal corporation and
political subdivision of the State of Colorado

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

BLACKSTONE METROPOLITAN DISTRICT MANAGEMENT ACTION ITEMS | SEPTEMBER 2022 Report

Accounting:

- Uploaded payments to bill.com
- Worked with vendors on payment inquiries
- Submitted reimbursement requests

Administrative:

- Homeowner responses **Multiple owner responses on compliance matters, architectural matters, and property maintenance.**
- Most recent Minutes draft to Board / Consultants **Completed draft.**
- Architectural Consulting / Service Provider **Rachel Lee is looking to confirm if brick staining/painting is acceptable. There is nothing provided in the guidelines for this.**
- Architectural Guideline Revisions **The guidelines were placed on the website and provided to Rachel Lee. Signature is still needed.**
- Trash Contract – **Renewal date is 12/31/22. Created and sent RFP to four companies. Will have proposals at October Meeting. Notice of non- renewal will be sent to WM on 9/30/22.**
- License Plate Readers – **Pending onsite meeting with installers to pin point location of placement. Would like a landscape committee member to attend as well.**
- Tree Install scheduled by LandTech - **Install has been completed. 87 trees were installed. 2 trees were added to the original count of 85 trees but there was no extra charge from LandTech for these 2 trees as a courtesy.**
- Auto pay options - **Westwind has provided this option. Instructions were sent with the last quarterly statement.**
- Meeting Setup – **Setup Meeting and food at the club for board meeting.**
- Website updates for Directors – **Pictures for Rick and Lee were added to the website.**
- Community inspections – **There was a request from Bret to drive the community with the inspector to see how the community is inspected for enforcement matters. Pending further details on if this is still something we should schedule.**
- Eblasts – **Sent committee blasts and community blasts as requested/needed.**
- Social Events – **Worked with social committee members to ensure there is electricity at the park for the upcoming event. LandTech is installing outlets for holiday lights and Full Spectrum was asked to ensure that the outlet is working for the band to use to plug into. Further conversation to be had related to this. LandTech will cover sensors to allow for the current outlets to be used for the event however dedicated outlets are being suggested by Full Spectrum Lighting.**

Bids / Contracts & Work Orders:

- Boulders at corners of Blackstone Pkwy and Country Club Rd. to prevent driving over landscaped

corners. **LandTech provided a proposal, the landscape committee is to review to see if this is necessary.**

- Full Spectrum Lighting and Maria Elena working to finish the new lights at Country Club and Hilltop Park. **Marie Elena to provide update.**
- Dead Trees Removal – **Landtech provided proposal, in packet for review.**
- Weeds and native seeding – **Proposal from LandTech in packet for review.**
- Dead or Missing Plant Material Along the Perimeter – **Proposal from LandTech discussed at the July meeting. Landscape Committee was to test plant material changes and make recommendations to the board on what to use to replace the dead or missing plant material. Pending Landscape Committee Input.**
- Vandriver Cart Path Improvement – **Proposal from LandTech in packet for review.**

Compliance:

- Complaint - 27799 E. Links Pl, construction / lot maintenance issues. **District's legal counsel received proposed changes to the settlement agreement which were not accepted. Guidance was provided to Altitude Law. Mediation is pending. WWM will be available to attend as required, it is requested that a board member attend as well.**

Legal:

- Submitted approved proposals to WBA for drafting contract documents and obtaining signature from Board. **Provided signed work orders and contracts to vendors, as appropriate.**
- Sent variance request for 26869 E Irish Pl. to DRC and Altitude Law – **Variance granted as an ADA accommodation was requested and reviewed by counsel with the recommendation that the variance be granted by the committee.**
- Flags – **There has been a couple complaints about flags being hung with concerning messages displayed. Per Altitude Law, the District likely cannot restrict flags or signs.**
- Combining Lots – **A question was posed if a lot is purchased does a home have to be built on the lot also would there be two operations fees assessed. Per Altitude Law and WBA if the lots were combined then there is only one operations fee assessed. If not combined two fees would have to be paid.**

Other:

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**AMENDED AND RESTATED RESOLUTION
OF THE BOARD OF DIRECTORS OF
HIGH PLAINS METROPOLITAN DISTRICT**

**REGARDING POLICIES, PROCEDURES AND PENALTIES FOR THE
ENFORCEMENT OF THE GOVERNING DOCUMENTS**

WHEREAS, High Plains Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to the terms and conditions of the “Protective Covenants for Blackstone and Mandatory Resident Social Memberships”, recorded at Reception No. B5158103, Arapahoe County, Colorado, on October 20, 2005, and amended by that First Amendment, recorded at Reception No. B6170752, Arapahoe County, Colorado, on December 5, 2006 and that Second Amendment, recorded at Reception No. B7135187, Arapahoe County, Colorado, on October 19, 2007, as may be further amended from time to time, and as assigned to the District in that certain Assignment of Rights Under Protective Covenants for Blackstone and Mandatory Resident Social Membership, recorded at Reception No. D0086092, Arapahoe County, Colorado on September 1, 2010 (collectively, the “**Covenants**”), the District is authorized to promulgate design and/or architectural standards, rules, regulations and/or guidelines (collectively, the “**Guidelines**”); and

WHEREAS, pursuant to the terms and conditions of the Covenants, the District is authorized to adopt, enact, amend, modify and re-enact rules and regulations concerning and governing the Property (as that term is defined in the Covenants) (the “**Rules and Regulations**” and, collectively with the Covenants and Guidelines, the “**Governing Documents**”), and to establish and enforce penalties for the infraction of the Rules and Regulations, including the levying and collection of fines; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the Board is authorized to fix and from time to time increase or decrease, fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District which, until such fees, rates, tolls, charges and penalties are paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, on September 17, 2014, the Board adopted the Resolution Regarding Policies, Procedures and Penalties for Enforcement of the Governing Documents, establishing policies, procedures and penalties for violations of the guidelines, rules and regulations and other policies and procedures of the District, as the same may be amended and supplemented from time to time (the “**Prior Resolution**”); and

WHEREAS, the Board desires to amend and restate the Prior Resolution to establish new policies, procedures and penalties for violations of the Governing Documents.

NOW THEREFORE, the Board hereby adopts this Resolution and the following policies and procedures:

1. Intent of District. This Resolution is adopted to ensure the protection of the health, safety and welfare of the residents and property owners of the District, to preserve property values, enhance the quality of life for all District residents, and provide a fair and consistent enforcement process of the Governing Documents.

2. Enforcement Policy. The District may enforce the Governing Documents through administrative proceedings or judicial action, and any non-compliance with the Governing Documents by any owner, renter or guest will be the responsibility of the owner of the respective property subject to this Resolution (“the **“Owner”**”). This Resolution is intended to serve as guidance to the Board and the District’s authorized representative(s) (the **“District Representative”**), and does not limit or restrict the authority of the Board. The Board may intervene at any time with respect to any authority granted to or action undertaken by the District Representative. In addition, this Resolution shall not supersede the procedures for approval, disapproval, or notice of noncompliance related to improvements as set forth in the Governing Documents.

3. Investigation. Upon receipt of a written complaint alleging a violation of the Governing Documents, if additional information is necessary, the District Representative may conduct an investigation to determine whether a violation of the Governing Documents has occurred.

4. Enforcement Process for Continuous Violations. Upon determining that a **“Continuous Violation”** (defined as a violation that is ongoing, uninterrupted by time and may take time to cure) has occurred, the District Representative and Board shall take the following steps:

- a. Advisory Letter. If the District Representative determines that a Continuous Violation of the Governing Documents exists, either through the investigative process as set forth above, or through independent inspections or observations of the District Representative, the District Representative will send an “Advisory Letter” to the Owner by first-class United States mail to the address of the Owner on record according to the records of the County Assessor (**“Owner’s Address”**), notifying the Owner of: (i) the restriction violated and the nature of the Continuous Violation, (ii) that the Owner must have the Continuous Violation corrected within 10 calendar days after the date of the Advisory Letter, and (iii) that failure to timely cure the Continuous Violation may result in potential fines or other sanctions. If, in the discretion of the District Representative, the Continuous Violation requires more than 10 days to cure, the District Representative may extend the cure period or require the Owner to commence such cure within 10 days after the date of the Advisory Letter and diligently prosecute the same to completion. The District Representative may, in its sole discretion, determine that an Advisory Letter is not necessary or appropriate and may instead immediately send a Notice as provided in Paragraph 8 below.

- b. Notice of Complaint and Opportunity to Be Heard. If an Owner fails to cure (or provide adequate proof that he or she is diligently seeking to cure, if applicable) a Continuous Violation within 10 days of the date of the Advisory Letter, or if the District Representative determines, in its sole discretion, an Advisory Letter is not necessary or appropriate, the District Representative shall send a notice of complaint and opportunity to be heard (“**Notice of Continuous Violation**”) to the Owner at the Owner’s Address notifying the Owner of the Continuous Violation and of the potential fines that may be imposed if the Continuous Violation is not cured. The Notice of Continuous Violation shall further state that the Owner is entitled to a hearing on the merits of the matter provided that such hearing is requested in writing by the Owner within 10 days of the date of the Notice of Continuous Violation.
- c. Notice of Ongoing Violation. If after 10 days of the date of the Notice of Continuous Violation, the Owner has not requested a hearing, cured the Continuous Violation or made arrangements to cure the Continuous Violation and communicated such arrangements to the District Representative in writing, the District Representative shall send a notice of ongoing violation (“**Notice of Ongoing Violation**”) to the Owner’s Address demanding that the Owner cure the ongoing Continuous Violation and that an additional fine has been imposed on the Owner’s account pursuant to the fine schedule set forth in Paragraph 7 below. A second Notice of Ongoing Violation shall be sent 10 days thereafter if the Continuous Violation is not cured or arrangements to cure the Continuous Violation are not communicated to the District Representative in writing and the prior fine paid. The second Notice of Ongoing Violation shall advise the Owner of the imposition of an additional fine, pursuant to the fine schedule set forth in Paragraph 7 of this Resolution.
- d. Continuous Violation. In the event that a Continuous Violation continues to exist uninterrupted 10 days after the date of the second Notice of Ongoing Violation, the District may in its discretion, in addition to any other remedy, send the Owner a notice of daily fines (“**Daily Fine Notice**”) and thereafter impose a fine of up to \$100 for each day that a Continuous Violation so continues.

5. Enforcement Process for Repetitious Violations. Upon determining that a “**Repetitious Violation**” (defined as a violation that occurs at a set point in time and does not require time to cure, such as the parking of a restricted vehicle in the community or leaving trash cans out beyond the time allowed) has occurred, the District Representative and Board shall take the following steps:

- a. Advisory Letter. If the District Representative determines that a Repetitious Violation of the Governing Documents has occurred, either through the investigative process as set forth above, or through independent inspections or observations of the District Representative, the District Representative will send an “Advisory Letter” to the Owner by first-class United States mail to the Owner’s Address, notifying the Owner of: (i) the restriction violated and the nature of the Repetitious Violation, and (iii) that any subsequent violations of

the same restriction within 45 days of the date of the Advisory Letter may result in the imposition of fines. The District Representative may, in its sole discretion, determine that an Advisory Letter is not necessary or appropriate and may instead immediately send a Notice as provided in Paragraph 5b and/or 8 below.

- b. Notices of Repetitious Violations. If an Owner subsequently violates the same covenant or rule within 45 days of date of the Advisory Letter, each such instance shall constitute a separate Repetitious Violation for which fines may be imposed pursuant to the fine schedule set forth in paragraph 7. Upon the occurrence of each subsequent Repetitious Violation, the District Representative shall send the Owner a notice advising the Owner of the Repetitious Violation and of the fine to be imposed (“**Repetitious Violation Notice**”). The first such Repetitious Violation Notice shall further state that the Owner is entitled to a hearing on the merits of the matter provided that such hearing is requested in writing by the Owner within 10 days of such first Repetitious Violation Notice. The District may impose additional fines with each Repetitious Violation Notice sent after the first Repetitious Violation Notice without the necessity of providing the Owner with the opportunity for a hearing thereafter.

6. Hearings

- a. If a hearing is requested by the Owner pursuant to paragraph 4.b or 5.b above, the District Representative shall notify the Owner of the date, time and place of the hearing at least 10 days prior to the hearing. Hearings regarding violations of the Governing Documents shall be conducted by the Board, or a tribunal consisting of District residents or other persons as selected by the Board.
- b. In the event an Owner fails to request a hearing within 10 days of the date of the Notice of Continuous Violation or the first Notice of Repetitious Violation, as applicable, or fails to appear at a requested hearing, the Board or the tribunal or person designated by the Board to conduct the hearing may make a decision with respect to the violation based on the complaint, results of the investigation and any other available information without the necessity of holding a formal hearing. Failure to request a hearing or to appear at a requested hearing will result in the Owner being deemed to have admitted and acknowledged the violation and the Owner will thereafter be subject to all fines and penalties assessed in connection with the violation. After offering an Owner the opportunity for a hearing in the Notice of Continuous Violation or the first Notice of Repetitious Violation, as applicable, regardless of whether the Owner then requests a hearing or not, the District need not offer the opportunity for a hearing for any additional fines to be imposed for failure to cure a Continuous Violation or for subsequent instances of a Repetitious Violation.
- c. Decision. If the Board or the tribunal or person designated by the Board to conduct the hearing has made a finding that an Owner is in violation of the Governing Documents, the District Representative shall send notice of violation

(“**Notice of Decision**”) to the Owner’s Address. The Notice of Decision shall set forth the fine imposed, if any, and any additional fines that may be imposed if the Continuous Violation remains uncured or if subsequent instances of Repetitious Violations occur. The District may revoke or suspend the Owner’s privileges, impose fines in accordance with the fine schedule set forth below and take such other actions as it may deem necessary or appropriate to assure compliance with the Governing Documents. No hearing shall be required for the imposition of any such additional fines.

7. Fine Schedule. The following fine schedule is adopted for any and all violations of the Governing Documents.

Continuous Violations:

Notice of Continuous Violation:	\$50.00
First Notice of Ongoing Violation:	\$75.00
Second Notice of Ongoing Violation:	\$100.00
Daily Fine Notice:	Up to \$100.00 per day

Repetitious Violations:

First Notice of Repetitious Violation:	\$25.00
Subsequent Notices of Repetitious Violations	\$50.00 per each offense

8. Violations or Offenses that Constitute a Present Danger. If a violation concerns a serious or immediate risk to the health, safety, or welfare of person or property, the District Representative shall seek to obtain prompt action by the Owner to correct the violation and avoid any reoccurrence, and the procedural requirements under this Resolution may be waived by the Board and a hearing scheduled as soon as possible. The Board may impose sanctions as necessary to abate any threat to health, safety or welfare of any person or property.

9. Waiver of Fines and Other Amounts. The District may determine enforcement actions on a case by case basis, and take other actions as it may deem necessary or appropriate to assure compliance with the Governing Documents. The District Representative may, in its sole discretion, waive all or any portion of any fines and other amounts levied under this Resolution. Additionally, the Board may condition waiver of any fine or other amount(s), upon the Owner coming into and staying in compliance with the Governing Documents.

10. Other Enforcement Means. The provisions of this Resolution shall be in addition to all other enforcement means which are available to the District through the Governing Documents, or by law. Application of this Resolution does not preclude the District from using any other enforcement means, including, but not limited to the recording of liens, foreclosure, and any other legal or equitable remedies available to the District.

11. Legal Action. Any violation of the Governing Documents may, in the discretion of the Board, be turned over to legal counsel to take appropriate legal action either in lieu of, or in addition to, the imposition of any fines or other penalties under this Resolution, and Owners shall

be responsible for all attorneys' fees and costs incurred in enforcing this Resolution and in collecting amounts due and owing the District.

12. Foreclosure of Lien. All amounts imposed pursuant to this Resolution shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j), C.R.S., such lien being a charge imposed for the provision of services and facilities to the property. Said lien may be foreclosed at such time as the District in its sole discretion may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land.

13. Deviations. The District may deviate from the procedures set forth herein if, in its sole discretion, such deviation is reasonable under the circumstances.

14. Amendment. The policies, procedures and fine schedule set forth in this Resolution may be supplemented and/or amended from time to time by the District, in its sole and absolute discretion.

15. Payment. Payment for all fines shall be by check or equivalent form acceptable to the District, made payable to "High Plains Metropolitan District" and sent to the District within 30 days of the date of the notice sent from the District to the Owner notifying the Owner of the imposition of the fine.

16. Severability. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

17. Prior Resolutions. This Resolution shall supersede and replace in its entirety the Prior Resolution addressing the enforcement of the Governing Documents adopted by the Board.

18. Effective Date. This Resolution shall become effective immediately, and shall supersede in its entirety any prior resolution.

Signature page follows.

ADOPTED this 20th day of August, 2020.

HIGH PLAINS METROPOLITAN DISTRICT,
a quasi-municipal corporation and political
subdivision of the State of Colorado

DocuSigned by:
Shawn P. McGoff
851C735B02104E4...

Officer of the District

ATTEST:

DocuSigned by:
Josie O'Neill
1B7CA66A58A7417...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

Signature Page to Resolution Concerning Enforcement Policies and Procedures

Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Compliance Type:

Issue: The landscaping at your home is not being maintained on a regular basis. Please ensure you are mowing, watering and pruning accordingly in the future

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Type: Dead Limbs

Issue: Dead limbs in a tree/shrub on the property. Please prune off all dead limbs on trees/shrubs at the property within 10 days form the date of this letter.

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead limbs in a tree/shrub on the property. Please prune off all dead limbs on trees/shrubs at the property within 10 days form the date of this letter.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead limbs in a tree/shrub on the property. Please prune off all dead limbs on trees/shrubs at the property within 10 days form the date of this letter.

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Type: Dead Shrub

Issue: Dead/dying shrub(s) on the property. Please remove all dead/dying shrubs (including the stump) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Compliance Type: Dead Tree

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property within 10 days from the date of this letter.

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property within 10 days from the date of this letter.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property within 10 days from the date of this letter.

Created: 8/1/2022 Action: 8/1/2022 Hold

9/9/2022 11:01:07 AM

Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Created: 8/14/2022	Action: 8/14/2022	Note
Created: 8/14/2022	Action: 8/14/2022	Note
Created: 8/14/2022	Action: 8/14/2022	Note
Created: 8/14/2022	Action: 8/14/2022	Note
Created: 8/5/2022	Action: 8/15/2022	Hold
Created: 8/16/2022	Action: 8/16/2022	Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property within 10 days from the date of this letter.

Created: 8/1/2022	Action: 8/1/2022	Note
Created: 8/15/2022	Action: 8/15/2022	Note
Created: 8/30/2022	Action: 8/30/2022	Note
Created: 8/30/2022	Action: 8/30/2022	Hold
Created: 9/6/2022	Action: 9/6/2022	Note
Created: 9/6/2022	Action: 9/6/2022	Note
Created: 9/6/2022	Action: 9/6/2022	Note
Created: 9/6/2022	Action: 9/6/2022	Note
Created: 9/6/2022	Action: 9/6/2022	Note
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Created: 9/6/2022	Action: 9/6/2022	Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property within 10 days from the date of this letter.

Created: 8/1/2022	Action: 8/1/2022	Note
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Created: 8/1/2022	Action: 8/1/2022	Note
Created: 8/1/2022	Action: 8/1/2022	Note
Created: 8/15/2022	Action: 8/15/2022	Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022	Action: 8/1/2022	Note
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Created: 8/15/2022	Action: 8/15/2022	Note
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Created: 8/1/2022	Action: 8/1/2022	Note
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Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Hold

Created: 8/5/2022 Action: 8/15/2022 Hold

Created: 8/29/2022 Action: 8/29/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Hold

Created: 8/8/2022 Action: 8/8/2022 Note

Created: 8/8/2022 Action: 8/8/2022 Note

Created: 8/8/2022 Action: 8/8/2022 Note

Created: 8/8/2022 Action: 8/8/2022 Note

Created: 8/5/2022 Action: 8/10/2022 Hold

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property within 10 days from the date of this letter.

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property within 10 days from the date of this letter.

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/15/2022 Action: 8/15/2022 Note

Created: 8/19/2022 Action: 8/19/2022 Note

Issue: Dead/dying tree(s) on the property. Please remove all dead/dying trees (including the stumps) from the property.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Type: Debris

Issue: Debris stored within view from the street and/or neighboring homes. Please store the debris out of sight or properly dispose of upon receipt of this letter within 10 days from the date of this letter.

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Debris stored within view from the street and/or neighboring homes. Please store the debris out of sight or properly dispose of upon receipt of this letter within 10 days from the date of this letter.

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Type: Exterior Paint

Issue: The approved radon pipe has not been painted per the stipulations of your approval. Please paint the radon pipe within 10 days from the date of this letter.

Created: 8/2/2022 Action: 8/2/2022 Note

Created: 8/2/2022 Action: 8/2/2022 Note

Created: 8/2/2022 Action: 8/2/2022 Note

Created: 8/2/2022 Action: 8/2/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Faded/discolored exterior paint on the home. Please complete and submit an Application for Home Improvement and Modification (along with any required fees). The form is located on the District website at www.blackstonemetro.org to seek approval.

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Compliance Type: Fertilizing

Issue: Dead area(s) of sod in the lawn. Please re-establish the dead area(s) of sod by seeding/sodding, fertilizing and properly maintaining the lawn or respond to management within 10 days from the date of this letter.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Dead area(s) of sod in the lawn. Please re-establish the dead area(s) of sod by seeding/sodding, fertilizing and properly maintaining the lawn or respond to management within 10 days from the date of this letter.

Created: 8/1/2022 Action: 8/1/2022 Note

Compliance Type: Landscape

Issue: Landscaping has not be installed pursuant to the architectural guidelines of the community, missing yard tree. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees) to update your landscaping to be consistent with community guidelines. The forms is located on the District website at www.blackstonemetro.org.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Landscaping has not be installed pursuant to the architectural guidelines of the community, missing yard tree. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees) to update your landscaping to be consistent with community guidelines. The forms is located on the District website at www.blackstonemetro.org.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Landscape changes occurred without approval. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees). The form is located on the District website at www.blackstonemetro.org.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Landscaping has not be installed pursuant to the architectural guidelines of the community, missing street tree. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees) to update your landscaping to be consistent with community guidelines. The forms is located on the District website at www.blackstonemetro.org.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Landscaping has not be installed pursuant to the architectural guidelines of the community. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees) to update your landscaping to be consistent with community guidelines. The forms is located on the District website at www.blackstonemetro.org.

Created: 8/11/2022 Action: 8/11/2022 Note

Issue: Landscaping has not be installed pursuant to the architectural guidelines of the community. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees) to update your landscaping to be consistent with community guidelines. The forms is located on the District website at www.blackstonemetro.org.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: The cottonwood tree planted on your property doesn't appear to be an approved tree in the District Please remove the tree or provide proof of approval given for this type of tree.

Created: 8/1/2022 Action: 8/1/2022 Note

Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Issue: Landscaping has not be installed pursuant to the architectural guidelines of the community. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees) to update your landscaping to be consistent with community guidelines. The forms is located on the District website at www.blackstonemetro.org.

Created: 8/19/2022 Action: 8/19/2022 Note

Created: 8/19/2022 Action: 8/19/2022 Note

Issue: Landscaping has not be installed pursuant to the architectural guidelines of the community. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees) to update your landscaping to be consistent with community guidelines. The forms is located on the District website at www.blackstonemetro.org.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/24/2022 Action: 8/24/2022 Note

Issue: Trees installed at your home do not meet the minimum size requirements per the Design Guidelines. Please correct within 15 days from the date of this notice

Created: 8/19/2022 Action: 8/19/2022 Courtesy Advisory Notice

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/20/2022 Action: 8/20/2022 Note

Created: 8/24/2022 Action: 8/24/2022 Note

Created: 8/24/2022 Action: 8/24/2022 Hold

Created: 8/30/2022 Action: 8/30/2022 Note

Created: 8/30/2022 Action: 8/30/2022 Note

Created: 8/30/2022 Action: 8/30/2022 Note

Created: 8/30/2022 Action: 8/30/2022 Note

Created: 8/30/2022 Action: 8/30/2022 Note

Created: 9/1/2022 Action: 9/1/2022 Note

Created: 9/1/2022 Action: 9/1/2022 Note

9/9/2022 11:01:07 AM

Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Created: 9/1/2022 Action: 9/1/2022 Note

Issue: Landscaping has not be installed pursuant to the architectural guidelines of the community, missing street trees and yard. Within 10 days from the date of this letter, please complete and submit an Application for Home Improvement and Modification (along with any required fees) to update your landscaping to be consistent with community guidelines. The forms is located on the District website at www.blackstonemetro.org.

Created: 8/1/2022	Action: 8/1/2022	Hold
Created: 8/9/2022	Action: 8/8/2022	Note
Created: 8/9/2022	Action: 8/8/2022	Note
Created: 8/9/2022	Action: 8/8/2022	Note
Created: 8/9/2022	Action: 8/8/2022	Note
Created: 8/5/2022	Action: 8/10/2022	Hold

Compliance Type: Lawn

Issue: Dead/dying lawn. Please re-establish the dead/dying lawn by seeding/sodding, fertilizing and properly maintaining the lawn.

Created: 8/1/2022 Action: 8/1/2022 Note

Compliance Type: Other

Issue: An exterior architectural change green fence screen has occurred without approval. Please complete and submit an Application for Home Improvement and Modification (along with any required fees). The form is located on the District website at www.blackstonemetro.org to seek approval.

Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note

Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/5/2022	Action: 8/5/2022	Note
Created: 8/24/2022	Action: 8/24/2022	Note
Created: 8/24/2022	Action: 8/24/2022	Note

Issue: An exterior architectural change green fence screen has occurred without approval. Please complete and submit an Application for Home Improvement and Modification (along with any required fees). The form is located on the District website at www.blackstonemetro.org to seek approval.

Created: 8/1/2022	Action: 8/1/2022	Note
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Compliance Type: Rock Beds

Issue: Weeds in the rock beds. Please remove weeds from all areas of the property, including the backyard within 10 days from the date of this letter.

Created: 8/15/2022	Action: 8/15/2022	Note
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Issue: Weeds in the rock beds. Please remove weeds from all areas of the property, including the backyard within 10 days from the date of this letter.

Created: 8/1/2022	Action: 8/1/2022	Note
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Issue: Weeds in the rock beds. Please remove weeds from all areas of the property, including the backyard.

Created: 8/1/2022	Action: 8/1/2022	Note
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Issue: Weeds in the rock beds. Please remove weeds from all areas of the property, including the backyard within 10 days from the date of this letter.

Created: 8/15/2022	Action: 8/15/2022	Note
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Compliance Type: Signs/Type

Issue: An advertising/contractor sign on display at the home. Please remove the unauthorized sign within 10 days from the date of this letter.

Created: 8/1/2022	Action: 8/1/2022	Note
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Created: 8/15/2022	Action: 8/15/2022	Note
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Issue: An advertising/contractor sign on display at the home. Please remove the unauthorized sign within 10 days from the date of this letter.

Created: 8/15/2022	Action: 8/15/2022	Note
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Issue: An advertising/contractor sign on display at the home. Please remove the unauthorized sign within 10 days from the date of this letter.

Created: 8/15/2022	Action: 8/15/2022	Note
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Issue: An advertising/contractor sign on display at the home. Please remove the unauthorized sign within 10 days from the date of this letter.

Created: 8/15/2022	Action: 8/15/2022	Note
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Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Issue: An advertising/contractor sign on display at the home. Please remove the unauthorized sign within 10 days from the date of this letter.

Created: 8/1/2022 Action: 8/1/2022 Note

Compliance Type: Throughout Property

Issue: Weeds in multiple areas of the property. Please remove weeds from all areas of the property, including the backyard.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Type: Trash Container/Storage

Issue: Improperly stored trash container(s). Please properly store trash containers on non-trash collection days. If this violation recurs within 45 days from the date of this letter fines may be imposed.

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/1/2022 Action: 8/1/2022 Note

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Improperly stored trash container(s). Please properly store trash containers on non-trash collection days. If this violation recurs within 45 days from the date of this letter fines may be imposed.

Created: 8/1/2022 Action: 8/1/2022 Note

Issue: Improperly stored trash container(s). Please properly store trash containers on non-trash collection days. If this violation recurs within 45 days from the date of this letter fines may be imposed.

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Improperly stored trash container(s). Please properly store trash containers on non-trash collection days. If this violation recurs within 45 days from the date of this letter fines may be imposed.

Created: 8/15/2022 Action: 8/15/2022 Note

Issue: Improperly stored trash container(s). Please properly store trash containers on non-trash collection days. If this violation recurs within 45 days from the date of this letter fines may be imposed.

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Type: Watering

Issue: Dry/browning grass. Please properly irrigate the lawn as allowed by local water authority to prevent drying/browning.

Created: 8/8/2022 Action: 8/8/2022 Note

Issue: Dry/browning grass. Please properly irrigate the lawn as allowed by local water authority to prevent drying/browning.

Created: 8/15/2022 Action: 8/15/2022 Note

Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Issue: Dry/browning grass. Please properly irrigate the lawn as allowed by local water authority to prevent drying/browning within 10 days from the date of this letter.

Created: 8/1/2022	Action: 8/1/2022	Hold
Created: 8/1/2022	Action: 8/1/2022	Note
Created: 8/15/2022	Action: 8/15/2022	Note

Issue: Dry/browning grass. Please properly irrigate the lawn as allowed by local water authority to prevent drying/browning.

Created: 8/1/2022	Action: 8/1/2022	Note
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Issue: Dry/browning grass. Please properly irrigate the lawn as allowed by local water authority to prevent drying/browning.

Created: 8/3/2022	Action: 8/2/2022	Note
Created: 8/3/2022	Action: 8/2/2022	Note
Created: 8/3/2022	Action: 8/2/2022	Note
Created: 8/3/2022	Action: 8/2/2022	Note
Created: 8/4/2022	Action: 8/4/2022	Note

Issue: Dry/browning grass. Please properly irrigate the lawn as allowed by local water authority to prevent drying/browning.

Created: 8/1/2022	Action: 8/1/2022	Note
Created: 8/15/2022	Action: 8/15/2022	Note

Issue: Dry/browning grass. Please properly irrigate the lawn as allowed by local water authority to prevent drying/browning.

Created: 8/1/2022	Action: 8/1/2022	Note
Created: 8/15/2022	Action: 8/15/2022	Note

Issue: Dry/browning grass. Please properly irrigate the lawn as allowed by local water authority to prevent drying/browning within 10 days from the date of this letter.

Created: 8/15/2022	Action: 8/15/2022	Note
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Compliance Summary Log

Action Date 8/1/2022 To 9/9/2022 11:59:00 PM

Closed Has data in field

Blackstone Metropolitan District

Dear Blackstone Metro District,

In order to best serve your community, Westwind is now providing a single point of contact directly to your Community Administrator.

Please direct all email communications to BlackstoneMetro@westwindmanagement.com. In addition, your community has a dedicated phone number 720-509-6076 of which also provides direct access to your Community Administrator.

This updated contact information allows for a streamlined experience and reduces the possibility of outdated or incorrectly routed calls and emails.

Sincerely,

Your Westwind Management Group Team

MFish Graphics



303-880-4448

fishgraphicsco@gmail.com

Estimate

ADDRESS

Blackstone HOA
7777 S. Country Club
Parkway
Aurora, CO 80016

SHIP TO

Blackstone HOA
7777 S. Country Club
Parkway
Aurora, CO 80016

ESTIMATE # 1266

DATE 08/04/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/04/2022	Sales item	24 x 18"Two sided, full color, 10mm corrugated signs with Heavy-duty large steel H-stakes	5	33.29	166.45T

Please review the estimate with the 10mm thick corrugated plastic option for HOA meeting signs. These include a heavy duty steel H stake. Once the estimate and proof are approved I will send the invoice and begin the production process.

SUBTOTAL	166.45
TAX	11.65
TOTAL	\$178.10

Please call or email me with comments or questions you may have.

Thank you!
Margie Fish

Accepted By

Accepted Date

MFish Graphics

303-880-4448

fishgraphicsco@gmail.com



Estimate

ADDRESS

Blackstone HOA
7777 S. Country Club
Parkway
Aurora, CO 80016

SHIP TO

Blackstone HOA
7777 S. Country Club
Parkway
Aurora, CO 80016

ESTIMATE # 1267

DATE 08/09/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/04/2022	Sales item	24 x 18"Two sided, full color, Sidewalk sign	5	166.62	833.10T

Please review the estimate with the 24 x 18" sidewalk sign option for HOA meeting signs. These include quick change corrugated plastic signs on both sides of the A frame sign. There are handles for easy transportation. Once the estimate and proof are approved I will send the invoice and begin the production process.

SUBTOTAL	833.10
TAX	58.32
TOTAL	\$891.42

Please call or email me with comments or questions you may have.

Thank you!
Margie Fish

Accepted By

Accepted Date