

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
June 11, 2024 | 6:00 pm
Blackstone Country Club
7777 South Country Club Parkway, Aurora, CO 80016
www.blackstonemetro.org

AGENDA

I. ATTENDANCE & CALL TO ORDER

Board Members:

Perry Deeds	President	Term to May 2025
VACANT	Director	Term to May 2027
Lisa Monahan	Secretary	Term to May 2027
Marty Liles	Treasurer	Term to May 2025
Brent Johnston	Director	Term to May 2025

Management Representative: Jordan Devine (Westwind)

District Consultants / Contractors: Megan Murphy (WBA), Curtis Bourgoquin (CliftonLarsonAllen LLP), Ben Zand (LandTech)

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. VACANT DIRECTOR POSITION

- a. Consideration of Applicants for Vacant Director Position
- b. Appointment of Director and Administer Oath (**enclosure**; p.2-5)
- c. Appointment of Officers

V. LANDSCAPE REPORT

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, LandTech (**enclosure**; p.7-19)
 1. Update on Tree Warranty Drive
 2. Consider Proposal for Tree Replacements (**to be distributed**)
 3. Consider Proposal for Sod Installation at Monahan (**to be distributed**)

VI. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not

discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up. For in-person meetings, please sign in. For virtual meetings, please click on raise hand, during the time of Public Comment.

VII. FINANCIAL REPORT

- a. Review Unaudited Financial Statements **(to be distributed)**
- b. Consider Acceptance of 2023 Audit **(to be distributed)**
- c. Discuss Issuance of Credit Cards
- d. Discuss Bill Pay Approvers
- e. Other Financial Matters

VIII. MANAGEMENT REPORT

- a. District Management Report **(enclosure; 22-24)**
- b. Consider Estimate #491 from Rocky Mountain Playground Services for Risk Management Signs **(enclosure; p.25-31)**
- c. Consider the Following Estimates for Repairs from Rocky Mountain Playground Services:
 1. Estimate #501 for Canyon Park Repairs **(enclosure; p.32-33)**
 2. Estimate #502 for Hilltop Park Repairs **(enclosure; p.34-35)**
 3. Estimate #503 for Country Club Park Repairs **(enclosure; p.36-37)**
 4. Estimate #516 for Country Club Park Repairs **(enclosure; p.38-39)**
- d. Westwind Operations Summary **(enclosure; p.40)**
- e. Westwind Delinquency and Compliance Report **(to be distributed under separate cover)**
- f. Consider Revised Compliance Letter Templates **(enclosure; p.41-66)**
- g. Fee Waiver Requests **(to be distributed under separate cover)**
- h. Other Management Matters

IX. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

- a. Approve April 16, 2024, Special Meeting Minutes **(enclosure; p.68-71)**
- b. Approve May 21, 2024, Regular Meeting Minutes **(enclosure; p.72-75)**
- c. Approve and Ratify Payment of Claims **(to be distributed)**

X. COMMITTEE REPORTS

- a. Landscape Committee
 1. Capital Projects
 - i. Median and Entryway Project Update
 1. Review Punchlist and Authorize Notice of Final Payment
 2. Consider Change Order No. 5 **(enclosure; p.77-80)**
 2. Discuss Future Capital Projects

3. Update on RFP for Median Design Plans
- b. Architectural / Design Review
- c. Social
- d. Website Committee – Consider Reauthorization of Website Committee

XI. LEGAL REPORT

- a. Discuss Amended Procurement Policy and Consider Approval Resolution Adopting Amended and Restated Procurement Policy (**enclosure**; p.82-90)
- b. Discuss Legislative Memorandum
- c. Other Legal

XII. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up. For in-person meetings, please sign in. For virtual meetings, please click on raise hand, during the time of Public Comment.

XIII. OTHER BUSINESS

XIV. ADJOURNMENT