

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
November 17, 2022

ATTENDANCE & CALL TO ORDER

Board Members in attendance were Shawn McGoff, Lee McCall, Rick Schroder and Perry Deeds

Others in attendance were Chris Herron, April Delgado and Shantelle Esquivel (Westwind), Clint Waldron (WBA), Curtis Bourgouin (CLA), and Ben Zand (LandTech), plus 18 members of the public were present. The meeting was called to order at 6:00 pm by President, Shawn McGoff.

DISCLOSURE OF ANY CONFLICTS OF INTEREST – There were no conflicts to disclose.

AGENDA REVIEW / UPDATES OR APPROVAL – There were no updates, and the Agenda was approved as provided.

GUEST Tiffanie Trenck, Membership Sales Director with Blackstone Country Club addressed the attendees and presented general information pertaining to Club operations, membership & shared some updates for 2023 regarding staffing and amenities. She also noted they are forming advisory committees for members, if anyone is interested.

PUBLIC COMMENT Board President, Shawn McGoff opened the meeting for public comment. [Note any public comment or no public comment if none]

CONSENT AGENDA A motion was duly made by Lee McCall, seconded by Perry Deeds, and unanimously carried, to approve and ratify the consent agenda items as follows. Special Meeting Minutes of the Board – October 12, 2022, Special District Disclosure Notice Pursuant to §32-1-809, C.R.S., Resolution Designating Meeting Notices Posting Location, Resolution Calling May 2, 2023 Regular Election, Bill of Sale from Lennar Colorado, LLC for Entry Monument and Contractor Agreement with Heatherly Creative for Website Maintenance and Management.

COMMITTEE REPORTS

Landscape - Ben Zand, Account Manager, LandTech provided a complete landscape report with the board's meeting materials. He reported on holiday décor indicating that installation is being finalized and holiday lights will be on by the Friday after Thanksgiving (11/25/22). Ben Zand also noted additional landscaping items completed or underway, as follows. Dog waste stations are being refilled on 11/18, snow removal is a priority and adding additional crew members under the snow plan to be on site and additional monitoring of snowfall occurring with tonight's storm, monitoring trees which have been more recently installed, to be sure they are protected by tree wrap and gator bags installed for easy winter watering. Lastly, he noted that rock replacement remains under review.

Boulders at Corners, Committee Recommendation – It was noted that Ben Zand and committee members discussed possible relocations of boulders, to include options of sodding in areas where boulders are removed.

With the conclusion of the Landscape contractor and committee report, Ben Zand with LandTech was excused from the meeting.

Advisory Committee is working on finalizing the Architectural Guidelines which are currently under review by Altitude Law. The Committee requested that Altitude complete this review and sign off by year end.

A Board member also requested that a sub-committee be considered to establish priorities for inspection and violation notices. It was determined instead that the Board will set priorities in collaboration with their management team, on a quarterly basis, addressing any specific needs or seasonal concerns at that time. In addition, management will provide regular compliance reports for board review.

Architectural / Design Review – April Delgado informed the Board of the pending request for a variance; management is following up with Altitude and awaiting a response. Once a response is received, management will send that to the committee for their review.

Security / Safety – Because there is no current special project or focus for this committee, a motion was made by Lee McCall, seconded by Perry Deeds, and unanimously carried to disband the committee.

Social – Lee McCall reported on a successful end-of-summer party, and that the committee has arranged for two community events in December. (Lighting Contest and Toy Drive).

Website – Because there is no ongoing need for this committee, a motion was made by Lee McCall, seconded by Perry Deeds, and unanimously carried to disband the committee.

FINANCIAL REPORT - Curtis Bourgoquin presented the financial statements and detail for year-to-date October 2022. There were no unanswered questions and, on a motion duly made by Shawn McGoff, seconded by Rick Schroder, and unanimously carried, the Financial Report and Statements were approved as submitted.

There were no 2022 Budget Amendments, so the Board opened the Public Hearing on the 2023 Budget. There was no comment from the public and the public hearing was closed. On a motion duly made by Lee McCall, seconded by Rick Schroder and carried unanimously, the Board approved the adoption of the 2023 Budget, appropriated funds and certified the mill levy, subject to any changes to account for receipt of the final Assessed Values from the County.

CLA (CliftonLarsonAllen) provided the Special Districts Preparations scope of work and Special Districts Payroll Services scope of work for Board review. On a motion duly made by Shawn McGoff, which was seconded by Perry Deeds and unanimously carried, the Board approved the proposals from CLA as presented.

There were no other financial matters to review.

LEGAL REPORT

Altitude Law provided their Legal Services and Fee Summary for 2023. There were no questions.

2023 Annual Administrative Resolution – On a motion duly made, seconded and carried unanimously, the Board approved the Administrative Resolution for the coming year, including the revisions to the regularly planned board meeting schedule, to be held February to November, on the 3rd Tuesday of the month, in person.

Amended and Restated Cross-Access Easement Agreement between the Club and District was discussed. On a motion duly made by Shawn McGoff, seconded by Perry Deeds and unanimously carried, the Agreement was approved, with the understanding that a legal description for the Easement Area will be forthcoming.

MANAGEMENT REPORT

Chris Herron, with Westwind Management, noted that her colleague Shantelle Esquivel is the manager

in training for the District at this time. It is anticipated that the full transition will be completed in January, with a meet & greet to be scheduled with the Board at that time.

The Management Report was submitted to the Board for review. There were no unanswered questions. Fine and Fee Waiver Requests were reviewed, and the following actions taken. On a motion duly made by Lee McCall, seconded by Shawn McGoff and unanimously carried, the request for waiver of the attorney demand letter fee of \$150 on account #86596 was denied.

On a motion duly made by Shawn McGoff, seconded by Perry Deeds and unanimously carried, the Board denied waiver of the two covenant violation charges in the total amount of \$125 on account #85953.

An Architectural Variance Request was received for account #86265 regarding painting / staining of stone fascia. This remains under review currently by the Architectural Committee, so no Board action was taken at this time.

CAPITAL PROJECTS

An update on the status of ongoing Capital Projects was provided by management, as follows. It was noted that all new park signs have been installed, however, there is a chip in one of the pillars at Canyon Park, on which the Landscape Committee is working with DaVinci Signs to resolve. Landscape Design (entrances, medians) remains in process with Design Concepts, who provided a preliminary schedule and is hoping to get their first hearing with the City in early December. Lighting at Country Club and Hilltop Parks has been installed and Full Spectrum is waiting for the City to finalize the inspection and close this out.

DISTRICT MEMBERSHIPS / REPRESENTATIVE REPORTS There were no reports for either **SARIA** or Wheatlands Park and Rec at this time.

OTHER BUSINESS

Oil & Gas Leases – It was announced that a special meeting had been called for Monday, November 21st at 4pm via Microsoft Teams. The Meeting agenda and notice were posted on website and an email blast will also go out. The Board noted that this meeting is not designed for discussion of any individual owner lots and only covers district property. Members are encouraged to consult their own representative or legal counsel for any questions or considerations which may pertain to owner property.

Reserve Study Proposals – Bids were requested from four qualified firms, and three were provided. The Board reviewed and management shared their experience with the providers. On a motion duly made by Lee McCall, seconded by Shawn McGoff and carried unanimously, the Board selected Advanced Reserve Solutions for the project.

Trash Service Proposals – A request for proposal was submitted to three waste services providers. Bids were received and reviewed by the Board. Because this is such a large contract and a big decision for the community, the Board requested that management 1) request a month-to-month extension from the current provider, Waste Management and 2) set up an in-person interview with each of the bidders and the Board no later than the end of January 2023.

Flock Pole Locations – April Delgado informed the Board that all cameras have been installed and the system was up and running. The Board expressed concern with two of the camera locations, and management will follow up with Flock and the Board to ensure the cameras are corrected.

BOARD VACANCY APPOINTMENT

There were four (4) candidates nominated, one of whom withdrew their submittal just before the meeting. Of the remaining candidates, two were present (Christina Herren and Marty Liles) and spoke regarding their interest in a board position.

Rick Schroder made a motion to appoint Marty Liles to the vacant position. Perry Deeds seconded the motion, and with one abstention (Lee McCall), Marty Liles was appointed unanimously by the remaining Directors.

Administration of Oath of Office – President, Shawn McGoff administered the Oath of Office and Marty Liles was confirmed as a Director.

PUBLIC COMMENT – President Shawn McGoff opened the meeting for public comment.

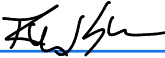
Several members of the public had questions and comments concerning the Oil and Gas Leases matter. The Board recommended any interested parties join the special meeting being held on Monday.

A homeowner provided information on how those with hearing challenges can better participate in virtual meetings. Management will work on facilitating this for future virtual meetings.

A homeowner expressed concern about a change in trash service providers and the disruption this would cause.

ADJOURNMENT – A motion was duly made by Rick Schroder, seconded by Lee McCall and unanimously carried to adjourn the meeting at 8:20pm.

The foregoing Minutes were approved on February 21, 2023.



Richard Schroder (Mar 8, 2023 14:53 MST)

Secretary for the Meeting