

MINUTES OF A SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

BLACKSTONE METROPOLITAN DISTRICT

Held: Monday, June 28, 2021, at 6:00 p.m. via  
teleconference.

Due to the threat posed by the COVID-19 coronavirus, the  
meeting was held via teleconference.

Attendance

A special meeting of the Board of Directors of the High  
Plains Metropolitan District was called and held as shown  
above and in accordance with the applicable statutes of the  
State of Colorado. The following directors were in  
attendance:

Shawn McGoff  
Jill Shadwell  
Bret Erickson  
Maria Elena Daniels

Also present were Clint C. Waldron, Esq., White Bear  
Ankele Tanaka & Waldron, District General Counsel;  
Curtis Bourgouin, CliftonLarsonAllen, District Accountant;  
and Homeowners.

Call to Order

Director McGoff noted that a quorum of the Board was  
present and called the meeting to order.

Declaration of Quorum/Director  
Qualification/Reaffirmation of  
Disclosures

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

Agenda The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as presented.

**Public Comment** A homeowner inquired about the financial updates and what financial matters the community needs to vote on. Director McGoff and Mr. Waldron explained the budgeting process.

**Consent Agenda** The Board reviewed the items on the consent agenda. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and ratified:

- May 20, 2021 Special Meeting Minutes
- Payables
- Acceptance of Bill of Sale for Water Meters from Lennar

**Financial Report/Financial Matters**

Review and Consider Acceptance of Unaudited Financial Statements Mr. Bourgouin reviewed the unaudited financial statements with the Board. Mr. Waldron noted that the amount shown as due to Beacon Point has been confirmed that it is not owed.

Review Proposal for Financial Forecast The Board reviewed the proposal from CliftonLarsonAllen for a long range financial forecast. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discuss 2020 Audit Deferred.

Other Financial Matters None.

**Legal Matters**

Discuss Updates to District Mapping Mr. Waldron discussed the need for an updated map to incorporate the new Lennar areas that are being turned over to the District, as well as additional easements. The Board noted this has been discussed on multiple occasions and needs to get completed. The Board would like to work with the new manager on getting this completed.

\*Mr. Bourgouin left the meeting

**Facilities Management/District Operations Report**

Director Shadwell provided background on the RFP process and evaluation of the current management company, noting that tonight there will be presentations from three additional management companies. The following management companies presented:

- AMI
- Westwind
- Hammersmith

After the presentations, the Board engaged in general discussion regarding the proposals and listened to comments from homeowners. Following discussion, upon motion duly made and seconded, the Board authorized Director Shadwell to negotiate and finalize a contract with Westwind for District Management Services.

**District Committee Updates**

Landscape Committee

Director Erickson noted that he had previously circulated the tree planting plan to the Board. Director Daniels noted that she sent the planting plan to RowCal to send out to the Community.

**Directors Items/Other Business**

None.

**Public Comment**

None.

Adjourn

There being no further business to come before the Board and following discussion and upon motion duly made and seconded, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 15<sup>th</sup> day of November, 2021.