

**Blackstone Metropolitan District
Special Meeting of the Board of Directors
Minutes
February 10th, 2026**

I. ATTENDANCE & CALL TO ORDER

Board members in attendance were:

Lisa Monahan
Kathy Morgan
Marty Liles
Brent Johnston
Vacant Seat

Also in attendance were Clint Waldron, Darah D. Fuller, Esq. WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, LLP, District Accountant; Laura Reese and Beau McMahan, Brightstar District Management, District Manager; and members of the public. The meeting was called to order at 6:03pm.

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST

Mr. McMahan advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. McMahan reported that disclosures for those directors that provided WBA, PC, 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. McMahan 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.

III. AGENDA REVIEW / UPDATES OR APPROVAL

Mr. McMahan called for a modification to the agenda to add the Materra Bid that was received just prior to the meeting to Director Items just after the DaVinci Signs discussion. With no further adjustments to the agenda Director Monahan motions to approve, with a second by Director Morgan, upon vote, approved unanimously.

IV. DIRECTOR ANNOUNCEMENT

Director Monahan announced that Director Jones had submitted his resignation from the Board. Director Monahan, along with the Board, formally thanked Director Jones for his years of service, his leadership and support of the Technology Committee, and his oversight of SARIA.

V. WESTERN ALLIANCE BANK DISCUSSION

Laura Reese, Owner and CEO of Brightstar District Management, joined the meeting to discuss the recent request for Western Alliance Bank to hold \$350,000 of the District's funds on a monthly basis. It was explained that the funds would remain secure and accessible to the Board and CLA at any time, with the potential to be placed in a certificate of deposit to earn interest.

It was further noted that the partnership with Western Alliance Bank would not be impacted should the Board choose to accept or decline the request; however, the arrangement would assist the bank in offsetting costs associated with providing payment services to the District. Upon vote from the board, there were 3 No votes, and 1 Yes vote. The board declines to move forward with this request.

VI. PUBLIC COMMENT

A homeowner inquired about the process for submitting a painting request, noting that the printed rules and regulations appeared outdated and required a non-streamlined process. Mr.

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McMahon directed the homeowner to the District website, where the most current information and the appropriate submission methods are available.

A homeowner inquired how frequently the Board reviews agreements for District services. Mr. McMahon stated that the Board typically begins reviewing agreements approximately 90 days prior to their expiration or renewal date. Mr. McMahon further noted that the current Board is diligent in fulfilling its fiduciary responsibilities and conducting appropriate due diligence.

VII. DIRECTOR ITEMS

a. LANDSCAPING MAINTENANCE BIDS REVIEW

The board has reviewed several bids for landscaping services for the 2026 season. Mr. McMahon asked the board to consider 2 or 3 vendors to conduct formal interviews during the February 17th meeting. General discussion was conducted about what the District is looking for in the continued partnership with the landscape team. Director Morgan motions to call EDI and Keesen Landscaping in for formal interviews, Director Liles seconds the motion, and upon vote, passed unanimously. Mr. McMahon will schedule the 15-minute interviews for the 17th.

b. CAPITAL PROJECTS

i. New Monument Discussion

1. DaVinci Signs has supplied the board with an updated bid that includes lighting that was requested at the last meeting.
2. Full Spectrum Lighting Supplied the board with a bid in the amount of \$29,700 to have power supplied to the new monument.
3. Mr. McMahon stated that the board will be considering landscaping improvements after the building of the new monument.
4. The board reviewed the Materra bid, it was noted that the bid did not include the recent updated light request.

The board has decided that they would like to consider DaVinci signs proposal, however, they will be reviewing an additional bid from Yesco Signs. The board will be formally moving forward with a bid at the meeting on the 17th.

ii. Pavillion at the Park

1. The Board reviewed the updated proposal from THK for the construction plans for the pavilion. Following general discussion, a motion was made by Director Liles and seconded by Director Monahan. Upon vote, the motion passed unanimously to move forward with the bid.
2. Build discussion took place, during which it was determined that the Board will review pavilions in neighboring communities to gather ideas and design concepts.

iii. Mailbox Solar Lights Project

1. Mr. McMahon stated that Full Spectrum Lighting has agreed to keep the previously quoted price for the lights and the poles. Director Monahan stated it would be best for Full Spectrum to include permitting costs to their bid and Full Spectrum is working on updating their bid accordingly.
2. Several vendors have supplied the District with pricing to have the survey/legal descriptions created for the project.

Director Monahan motions to table this project until the 5th board member is appointed and is able to be brought to speed on the project. This motion was seconded by Director Morgan, upon vote, passed unanimously.

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VIII. OTHER BUSINESS

- a. Director Liles stated that the board will be appointing two new members to the social committee at the meeting on February 17th.

IX. PUBLIC COMMENT

- i. A homeowner discussed the mailbox lighting project and asked the Board to consider long-term maintenance responsibilities, including potential damage and snow removal.

- ii. A homeowner inquired whether the Board had considered seeking input from neighbors directly adjacent to the park where the new pavilion is proposed, citing concerns related to vandalism, illegal activity, noise, and light pollution. Director Morgan stated that lighting would be programmed appropriately to minimize disturbance to neighboring properties. The same homeowner also expressed concerns regarding the potential inclusion of BBQ grills and asked whether a water source was being considered. The Board collectively responded that the project is currently in the preliminary design phase and that these considerations will be evaluated as the design progresses.

X. ADJOURNMENT

- a. There being no further business to come before the Board, following discussion and upon motion by Director Monahan, seconded by Director Liles, the Board determined to adjourn the meeting at 7:53pm.

Minutes approved: _____ Date: _____