

**Blackstone Metropolitan District  
Regular Meeting of the Board of Directors  
Minutes  
January 20th, 2026**

**I. ATTENDANCE & CALL TO ORDER**

Board members in attendance were:

Lisa Monahan  
Kathy Morgan  
Marty Liles  
Aaron Jones  
Brent Johnston.

Also in attendance were Darah D. Fuller, Esq. WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, LLP, District Accountant; Beau McMahon, Brightstar District Management, District Manager; Rodney Eaton, Davinci Signs; and members of the public. The meeting was called to order at 6:00pm.

**II. DISCLOSURE OF ANY CONFLICTS OF INTEREST**

Ms. Fuller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Fuller 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. Ms. Fuller 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. McMahon called for a modification to the agenda to move the December Financial statements from the Consent agenda to Financial Matters. With no further adjustments to the agenda Director Monahan motions to approve, with a second by Director Liles, upon vote, approved unanimously.

**IV. DAVINCI SIGN PRESENTATION**

Mr. Eaton presented three monument design options to the Board for a monument to be constructed at the corner of S Powhaton Road and County Line Road. Following discussion, the Board selected Design A and requested that Mr. Eaton provide an updated bid that includes lighting for the new monument. The Board also requested a pricing comparison from an additional vendor using the selected design. Director Liles agreed to work with Full Spectrum Lighting to obtain a bid for installation of a power source.

**V. PUBLIC COMMENT**

- a. A homeowner expressed concerns with the paint that was sprayed on yards, sidewalks, and roadways within the community. Director Jones explained a fiber optic company is using the paint for locates to map potential utility users. Mr. McMahon stated that the locates are being designated with chalk paint that will fade sometime this spring.

**VI. FINANCIAL MATTERS**

At the November 2025 meeting, the Board approved Western Alliance Bank holding \$350,000 in the account on a monthly basis, contingent upon the funds being held under the District's name with CLA having access. Following that approval, it was determined that CLA cannot be the operator of the account. It was subsequently explained that the funds would need to be held under the Brightstar umbrella in order for Western Alliance to continue the partnership and maintain the no-fee services

**Blackstone Metropolitan District**  
**Regular Meeting of the Board of Directors**  
**Minutes**  
**January 20th, 2026**

currently provided to the District. The Board requested additional information regarding the fees that would be incurred if approval was not granted. This item was tabled until the February meeting.

**VII. MANAGEMENT REPORT**

- a. Mr. McMahon presented the ARC and Violation Report.
- b. Mr. McMahon stated that the District is still awaiting two additional bids, one from an engineering firm and one from a survey firm, for the preparation of the surveys and legal descriptions required to obtain the necessary permits for the solar mailbox lighting project. Mr. McMahon further reported that the first bid received is approximately \$15,000. In addition, Mr. McMahon stated that he is awaiting a response from Matthew with Full Spectrum Lighting regarding updated pricing for the solar lights and pole purchases.
- c. It was discussed at the November meeting that the board would like the manager to confirm ownership of the perimeter sidewalks due to the maintenance needed. Several of the areas are damaged, missing, or pitted and should be addressed. Mr. McMahon confirmed that the City of Aurora owns and maintains the sidewalks, in response to the Board's request in the November 2025 meeting. Any repair requests should be submitted to the City of Aurora via Access Aurora. The District is obligated to provide snow removal.
- d. Landscaping Report
  - i. The Board engaged in discussion regarding seven proposals for 2026 landscape maintenance services. Director Monahan offered to assemble a spreadsheet comparing the bids for consideration by the Board. The Board will review all options and discuss them at the next meeting.
  - ii. Mr. McMahon stated that the current landscaping report was minimal as not much occurred over the last month due to the holidays. Holiday décor take down was started on 1/5/26 outside of that standard services were provided such as trash clean up and dog stations.
  - iii. The Board engaged in discussion regarding the extremely dry weather and noted that approved SavATree's bid for winter watering services.
  - iv. The Board engaged in discussion regarding the need for monthly reports from SavATree. Mr. McMahon will reach out and update Byron on this matter. Additionally, the Board requested that SavATree be present at the February Meeting.
  - v. Mr. McMahon will create a Task Tracker for District project for future tracking needs. This will help to organize and track projects.

**VIII. CONSENT AGENDA**

- a. Upon a motion by Director Monahan, seconded by Director Jones, upon vote, unanimously carried, the Board approved the consent agenda as follows:
  - a. Approve November 17<sup>th</sup>, 2025 Executive Session Minutes
  - b. Approve November 18<sup>th</sup>, 2025 Regular Meeting Minutes
  - c. Approve and Ratify Payment of Claims paid from 10/24/2025 – 01/01/2026 in the amount of \$338,612.35.
  - d. Approve Resolution Designating Meeting Notice Posting Location

**IX. COMMITTEE REPORTS**

**a. LANDSCAPING**

- i. Director Liles stated no meetings have been held, no updates currently.

**b. ARC COMMITTEE**

- i. Director Monahan stated no meetings have been held, no updates currently.

**Blackstone Metropolitan District  
Regular Meeting of the Board of Directors  
Minutes  
January 20th, 2026**

**c. SOCIAL COMMITTEE**

- i. Director Morgan stated she will be stepping down from the social committee effective immediately. Her availability has changed, and she feels it would be better for another member to take over. The Board has thanked Director Morgan for all her contributions to the community events. Director Morgan stated she will still oversee the storage unit until the Board appoints a new member to the chair seat. This item has been tabled until the February meeting.

**d. TECHNOLOGY COMMITTEE**

- i. Director Jones stated that he will discuss items during the Directors matters.

**X. DIRECTORS MATTERS**

- i. Director Morgan stated the THK bid that is being presented is the architect fee for the project design to be created. After discussions it was determined that the Board would like to see an updated bid that includes all the parameters for the project. Director Morgan will have the proposal updated and present it to the Board at the February meeting.
- ii. Director Jones stated that he was recently made aware of the HB211 update requiring the District to remediate documentation shared on the website to comply with accessibility requirements. Ms. Fuller stated that the District does not need to remediate all current listed documents, however, it would need comply if requested to provide documentation in the future. Director Jones will continue to monitor this moving forward.
- iii. Director Morgan discussed that she was approached by a neighbor who wanted the Board to consider a community garden. After general discussion it was determined that the District is not set up in a way to host a community garden. Homeowners are encouraged to submit and ARC requests to have a garden installed at their home.
- iv. Account number 72910 has a delinquent balance due to attorney's fees being charged to collect previous balances. The Board has stated that due to it being a hard cost for the District, they will not remove any fees.
- v. Account number 72652 has a delinquent balance for non-payment. The account was turned over to the District's collection counsel, Altitude Law. An attorney with Altitude noted that the homeowner is currently deployed and the District's recourse is limited given the active deployment. The District can still impose fines and fees; however, collection efforts should be paused until the homeowner returns from deployment. The Board asked Ms. Fuller confirm this information.
- vi. The Board engaged in discussion regarding security concerns within the District. It was noted that the District has provided signage, flock cameras, and encourages homeowners to lock their homes and vehicles at all times. Neighbors are encouraged to report suspicious activities to the local police.

**XI. PUBLIC COMMENT**

- i. No Public Comments.

**XII. ADJOURNMENT**

- a. There being no further business to come before the Board, following discussion and upon motion by Director Morgan, seconded by Director Johnston, the Board determined to adjourn the meeting at 8:23pm.

XIII. Minutes approved: \_\_\_\_\_ Date: \_\_\_\_\_