

BLACKSTONE METROPOLITAN DISTRICT
www.blackstonemetro.org
SPECIAL MEETING OF THE BOARD OF DIRECTORS

Tuesday, October 29, 2024 | 6:00 pm

at

The Blackstone Country Club
7777 S. Country Club Pkwy, Aurora Co. 80016

&

VIA Zoom

<https://us06web.zoom.us/j/2436451038?pwd=dTnF79Jr21dDo7QYamnGC5m9FL4wVS.1&omn=82423182990>

Meeting ID: 845 3438 9769

Passcode: BMD7777

AGENDA

I. ATTENDANCE & CALL TO ORDER

Board Members:

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

District Consultants/Contractors:

Clint Waldron (WBA)	White Bear Ankele Tanaka & Waldron
Curtis Bourgoiin	Clifton Larson Allen LLP
Beau McMahon	Brightstar District Management
Ben Zand	LandTech

II. DISCLOSURE OF CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. LANDSCAPE MAINTENANCE REPORT

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, Landtech **PGS 4 - 13**
- b. Consider 2025-2026 Snow Removal Rates for the City Street Snow Removal Contract
- c. Consider Work Orders/Proposals
- d. Other Landscape Matters

V. PUBLIC COMMENT

- a. 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 the items for follow up. Please click on raise hand during the time of Public Comment.

VI. FINANCIAL REPORT

- a. Review Unaudited Financial Statements **PGS 14 - 28**
- b. Conduct Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolution Amending 2024 Budget (if necessary)
- c. Conduct Public Hearing on 2025 Budget and Consider Adoption of Resolution Adopting 2025 Budget and Appropriating Funds (**enclosure**) **PGS 29 - 47**

VII. MANAGEMENT REPORT

- a. District Management Report
- b. Discussion Regarding Annual Meeting to be held on November 19th, 2024 at 5:45 p.m.
- c. Project Updates:
 - i. Discuss Entrance Lighting
 - ii. Review Meeting Posting Signs
 - iii. Review Proposals for Landscape and Perimeter Lighting
 - iv. Update on Arborist
 - v. Review Mailbox Solar Lighting Quotes/Proposals
 - vi. Discuss Proposals for Geo-mapping of Community Assets

VIII. 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 August 20, 2024, September 17, 2024 and September 25, 2024 Meeting minutes (**enclosure**) **PGS. 48 - 54**
- b. Approve and Ratify Payment of Claims in the amount of \$149,385.64(**enclosure**) **PG 55**
- c. Approve Special District Disclosure Notice Pursuant to 32-1-809, C.R.S. (**enclosure**) **PG 56**
- d. Adoption of Resolution Designating Meeting Notice Posting Location (**enclosure**) **PGS 57 - 58**
- e. Approve Amended and Restated Public Records Request Policy (**enclosure**) **PG 59-67**

- f. Consider Approval of Resolution Adopting Website Accessibility Policy and Designating a Compliance Officer (**enclosure**) **PGS 68 - 74**

IX. COMMITTEE REPORTS

- a. Landscape Committee
- b. Architectural/Design Review
- c. Discuss Updating Color Palette
- d. Social Committee
- e. Technology Committee

X. LEGAL REPORTS

- a. Consider Adoption of 2025 Annual Administrative Resolution (**enclosure**) **PGS 75-80**
- b. Discuss and Consider Adoption of Resolution Calling May 6, 2025 Election (**enclosure**) **PGS 81-83**
- c. Discuss 2024 Legislative Memorandum and Changes Implemented by HB 24B-1001
- d. Discussion regarding Crime Coverage increasing to \$100,000

XI. DIRECTOR'S ITEMS

- a. Discuss Final Acceptance of Blackstone Entryways and Medians
- b. Approval of Renewal of Workers Compensation Coverage. **PG 84-88**
- c. SARIA Update and Discussion
- d. Discuss District Sponsorship for Eagle Scout Project

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XIII. OTHER BUSINESS

XIV. ADJOURNMENT