

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES
January 17, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Lee McCall, Marty Liles, and Lisa Monahan.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand and Anthony Parsons (LandTech Contractors, LLC), Jordan Devine (Westwind Management Group, LLC), and members of the public. The meeting was called to order at 6:02 pm by Attorney Waldron.

Upon motion duly made by Director McCall, seconded by Director Liles, upon vote, unanimously carried, the Board excused the absence of Director McGoff.

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

III. AGENDA REVIEW / UPDATES OR APPROVAL – There were no updates. Upon motion duly made and seconded, upon vote, unanimously carried, the agenda was approved as written.

IV. PUBLIC COMMENT

Attorney Waldron opened the meeting for public comment.

- 96632 – An owner asked about volunteering their home for 8 to 10 weeks during the summer for community farm shares (CSA). Following discussion, the Board acknowledged that this operation was permissible per the District covenants.
- 86191 – An owner shared their concerns with District communication and asked about the maintenance of District trees.
- An owner asked what action was taken in response to the stolen backflows, the reasons for winter watering gator bags, and clarification of the LandTech maintenance contract.

V. CONSENT AGENDA

Upon motion duly made by Director Monahan, seconded by Director Liles, upon vote, unanimously carried, the Board approved the consent agenda items as follows:

- a. Approve November 7, 2023, Special Meeting Minutes

VI. LANDSCAPE REPORT

a. Ben Zand, Account Manager with LandTech Contractors, LLC, presented the recent landscape activities.

1. Consider Proposal to Replace Stolen Backflows – Following discussion, upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board approved the proposal to replace the stolen backflows and for LandTech to provide estimates for additional security measures in February.
2. Discuss Security Options for Backflows – Ben Zand reviewed options for additional security measures.
3. Consider Winter Watering Options for 2023-2024 Winter Season – Following discussion, upon motion duly made by Director Liles, seconded by Director McCall,

upon vote, unanimously carried, the Board approved the deep root watering option per request only for the 2023-2024 winter season.

- b. Discuss Snow Removal on City-Owned Streets – The Board reviewed the snow measurement locations. Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote (3:1), with Director Liles voting no, the Board approved amending the Independent Contractor Agreement with LandTech for 2023-2024 snow removal services to lower the snow accumulation trigger from 6 inches to 4 inches.
- c. Discuss Colored Lights Option for Blackstone Monument Sign – Option tabled.

VII. COMMITTEE REPORTS

- a. Landscape Committee
 - 1. Capital Projects
 - 1. Median and Entryway Project Updates – Carol Hesketh presented updates.
 - 2. Consider Fee Proposal for Medians Master Plan Design from Design Concepts – Tabled to February.
 - 3. Consider Committee Member/s Resignation – Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board accepted the resignation from Cheryl Hamilton from the Landscape Committee.
- b. Architectural / Design Review – None.
- c. Social Committee.
 - 1. Consider Committee Member/s Resignation – Upon motion duly made by Director Monahan, seconded by Director Liles, upon vote, unanimously carried, the Board accepted the resignations from Jennifer McGoff, Josie O’Neil, and Lee McCall from the Social Committee. Director McCall abstained from the vote.
 - 2. Discuss 2024 Holiday Party for Board and Committee Members – Following discussion, upon motion duly made by Director Liles, seconded by Director McCall, upon vote, unanimously carried, the Board approved the plans to organize a holiday party in 2024 for the Board and committee members.
 - 3. Discuss Spring Social – The Board expressed agreement with the plans to organize a Spring Social as presented by Director Deeds.

VIII. MANAGEMENT REPORT

- a. Ms. Devine presented the District Management Report.
- b. Discuss Country Club Meeting Space – Ms. Devine reviewed the communication from the Blackstone Country Club requesting payment to reserve event space for District regular meetings. Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote, unanimously carried, the Board agreed to hold regular meetings at a public venue. Upon motion duly made Director Monahan, seconded by Director Deeds, upon vote, unanimously carried, the Board amended the previous motion to hold the February 20, 2024, Regular Meeting over Zoom, and review options for alternative meeting spaces for consideration in February.
- c. Review Process for Managing Flock Cameras – Attorney Waldron reviewed the Resolution Adopting a Security System Policy.
- d. Ms. Devine reviewed the outstanding balances from Lennar accounts. Upon motion duly made

by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board approved writing off the outstanding balances from Lennar accounts. Following further discussion, upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board amended the previous motion directing the issuance of a letter to Lennar to request 50% of the outstanding balance, with a 15-day response window from the notice date, after which any remaining balance will be considered for write-off.

- e. The Board reviewed the playground inspection service contract from Rocky Mountain Playground Services. Upon motion duly made by Director Liles, seconded by McCall, upon vote, unanimously carried, the Board approved the service agreement for playground inspection services from Rocky Mountain Playground Services.
- f. Discuss Installation of Playground Canopy – Tabled until summer.
- g. The Board reviewed the Delinquency and Compliance Report.
- h. The Board considered the settlement offer from account 86525. Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board accepted the settlement offer provided that the payment covers all hard costs including attorney fees.
- i. Ms. Devine presented the following fee waiver requests for consideration of approval by the Board:
 - Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board denied the fee waiver request from account 85908.
 - Upon motion duly made by director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board approved 50% of the fee waiver request from account 86575.
- j. Other Management Matters – Ms. Devine reviewed scheduling of District Regular Meetings.

IX. DISTRICT MEMBERSHIP/REPRESENTATIVE REPORTS

- a. Wheatlands Park and Rec – Director Deeds reported recent activities.

X. OTHER BUSINESS

- The Board discussed sponsorship for the Social Committee.

II. PUBLIC COMMENT

- Upon motion duly made by Director Monahan, seconded by Director McCall, upon vote, unanimously carried, the Board suspended Public Comment.

III. ADJOURNMENT

- A motion was duly made by Director McCall, seconded by Director Deeds, and unanimously carried, to adjourn the meeting at 8:13 pm.

Minutes approved: *Lisa Monahan* Date: Feb 22, 2024
[Lisa Monahan \(Feb 22, 2024 12:14 PST\)](#)