

BLACKSTONE METROPOLITAN DISTRICT
www.blackstonemetro.org
REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, January 21, 2025 6:00pm
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=83734947477](https://us06web.zoom.us/j/2436451038?pwd=dTnF79Jr21dDo7QYamnGC5m9FL4wVS.1&omn=83734947477)

Meeting ID: 243 645 1038

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 Bourgouin	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. ARBORIST DISCUSSION

- a. Meeting with Byron Kirkland from Save-a-tree

V. LANDSCAPE MAINTENANCE REPORT

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, Landtech
- b. Consider Work Orders/Proposals
 - i. Dog Stations/Trash Receptacles Bid
- c. Other Landscape Matters
 - i. Water Usage Tracking Reporting Discussion

VI. 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.

VII. FINANCIAL MATTERS

- a. Review Unaudited Financial Statements from December 2024 (**enclosure**)
- b. Credit Card Usage Discussion
 - a. Discussion around budgeted line-item expenses. Landscaping improvements, social committee, lighting. Etc.

VIII. MANAGEMENT REPORT

- a. District ARC/Violation Report (**enclosure**)
- b. Project Updates:
 - i. GIS Mapping Project
 - ii. Entrance Signs Project
 - iii. Monument Lighting Project
 - iv. Mailbox Lighting Project
- c. Country Club Park Sunshade Discussion
 - i. In need of repair/replacement

IX. 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 November 19th, 2024 Regular Meeting Minutes (**enclosure**)
- b. Approve November 19th, 2024 Special Meeting Minutes (**enclosure**)
- c. Approve and Ratify Payment of Claims paid from 11/17/2024-1/13/2025 in the amount of \$235,981.31 (**enclosure**)
- d. Resolution Designating Meeting Notice Posting Location
- e. First Amendment to Independent Contractor Agreement (Lighting Maintenance Services)
- f. Work Order No. 1 to Independent Contractor Agreement (Lighting Maintenance Services)
- g. First Amendment to Independent Contractor Agreement (Stormwater Maintenance Services)
- h. Work Order No. 1 to Independent Contractor Agreement (Stormwater Maintenance Services)

X. COMMITTEE REPORTS

- a. Landscape Committee
- b. Architectural/Design Review
 - i. Consider Adoption of Resolution Establishing Guidelines for Collections (Altitude Community Law)
 - ii. Consider Adoption of Resolution Regarding Polices, Procedures and Penalties for the Enforcement of the Governing Documents (Altitude Community Law)
- c. Social Committee
 - i. Discuss Proposed 2025 Events Budget
- d. Technology Committee

XI. LEGAL MATTERS

- a. Consider Approval of License Agreement to Allow Access to Fire Hydrant to Adjacent Land
- b. May 2025 Election Discussion

XII. DIRECTOR'S ITEMS

- a. SARIA Update and Discussion
- b. Consider Rescission of Service Plan Amendment related to the Imposition of the ARI Mill Levy
- c. Potential Clubhouse/Pool Discussion (Perry)
- d. Storage Consolidation Discussion (Perry, Lisa, Kathy)
- e. Discussions around creating Communications Committee (Lisa)
- f. Discussion around obtaining a mobile app (Perry)
- g. Community Lighting (Perry)

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XIV. OTHER BUSINESS

XV. ADJOURNMENT