

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES
October 29, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds (was on zoom), Lisa Monohan, Brent Johnston, Aaron Jones and Marty Lyles were present in person.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand (Landtech Contractors, LLC), Curtis Bourgouin (CliftonLarsonAllen, LLP), Beau McMahon (Brightstar District Management), and members of the public. The meeting was called to order at 6:07 pm.

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. LANDSCAPE MAINTENANCE REPORT

- a. Mr. Zand reviewed the Landscape Maintenance Report and gave an update on previously approved Work Orders. Mr. Zand noted standard maintenance items have been addressed in accordance with the current agreement.
 1. Backflow Discussion was had about adding the backflows to the District Insurance Policy.
 - a. The Manager will work with the insurance company to provide a bid for this change.
 2. Dog Station Bag discussion. Director Monohan discussed that several of the dog stations have been out dog bags for several weeks. Mr. Zand stated that he will check with the crew to make sure they are stopping at all stations.
 3. Snow removal discussion was had. The board has requested a snow removal agreement from Landtech to include rates for services. The board has also confirmed that the snow removal trigger is 4".
 4. Mr. Zand stated that Holiday decorations will start going up next week, the first week of November.
 - a. The Board would like to have the lights active no later than 11/21.
 - b. With a motion from Director Lyles, a second from Director Monohan, and upon vote, all were in favor of Approving to spend up to \$5000 to replace any damaged, non-working lights. The board has requested pictures of the items being replaced, and the installation of the new lights.

V. ALTITUDE LAW

- a. Discussions around time limits to finish construction on vacant lots were had. The board would like the manager to work with Jeff Smith from Altitude to make sure compliance is being followed.

VI. PUBLIC COMMENT

- A homeowner discussed having the CC&R report put back in the meeting packet. The manager stated that he wasn't aware there was one and asked for an example. Brightstar will work on having it included moving forward.
- There was discussion around having the Metro Districts items that are being stored inventoried. The inventory would include holiday decorations and social committee items. Etc. Landtech and the Social committee will work together on this. The board would like this completed by February 2025.

- e. Approve Amended and Restated Public Records Request Policy with a motion from Director Monohan, a second by Director Johnston, upon vote, all were in favor
- f. Consider Approval of Resolution Adopting Website Accessibility Policy and Designating a Compliance Officer with a motion from Director Monohan, a second by Director Johnston, upon vote, all were in favor

X. COMMITTEE REPORTS

- a. Landscape Committee
 - 1. No New Business for discussion.
- b. Architectural / Design Review
 - 1. The committee is proposing a new color scheme in a gray tone. With a motion from Director Monohan, a second from director Johnston, upon vote, all were in favor of approving the new color scheme.
- c. Social Committee
 - 1. an update was given about the food drive previously completed. A total of 14 boxes of food were donated. The committee would like to send a sincere thank you to the community for their kind donations.
 - 2. The committee also discussed the upcoming masquerade ball being hosted on 11/23. They will be putting together a notice to be distributed to all neighbors.
- d. Technology Committee – The committee will be putting together a formal letter looking for additional volunteers. The committee will also be working with the manager in the coming weeks to have events added to the community calendar, to include social events.

XI. LEGAL REPORT

- a. Adoption of 2025 Annual Administrative Resolution with a motion from Director Johnston, a second by Director Monohan, upon vote, all were in favor of approving this resolution.
- b. Resolution Calling May 6, 2025 Election. Director Monohan motions, Director Johnston seconds, upon vote, all were in favor to approve the resolution.
- c. Discussion was had around the 2024 Legislative Memorandum and Changes Implemented by HB 24B-1001.
- d. Crime Coverage – This item was tabled until more information is provided.

XII. DIRECTOR'S ITEMS

- a. Final Acceptance of Blackstone Entryways and Medians.
 - 1. Director Monohan motions, Director Johnston seconds, upon vote, the board approved to allow Director Lyles to complete a final walk, and release payment.
- b. Approval of Renewal of Workers Compensation Coverages.
 - 1. Director Monohan motions, Director Johnston seconds, upon vote, all members approved to move forward with the work comp package received. They would like the manager to see about increasing the coverages.
- c. ARI Mill Levy/SARIA Discussion
 - 1. Director Jones provided the Board with a recap. Motion to set forth a deadline date, and to have the 3rd party counsel draft the deadline letter to the SARIA board. Director Jones motions, seconded by Director Monohan, upon vote, all were in favor of this action.
- d. Sponsorship for Eagle Scout Project.
 - 1. Wyatt discussed in detail how many flags & Flag poles are currently in stock, he noted 44. He is proposing for the Metro District to purchase an additional 26 flags and new poles for existing flag. Bringing the total to 77 flags and poles for the District at a cost of \$4500. After considerable discussion Director Jones motion, Director Monohan seconds, upon vote 3