

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
August 20, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Marty Liles, Brent Johnston, and Aaron Jones.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand (Landtech Contractors, LLC), Curtis Bourgouin (CliftonLarsonAllen, LLP), Beau McMahon (Brightstar Management Group), and Jeffrey B. Smith (Altitude Law) and members of the public. The meeting was called to order at 6:00 pm.

II. DISCLOSURE OF ANY CONFLICTS OF INTEREST – Attorney Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron 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. Attorney Waldron 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. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

III. AGENDA REVIEW / UPDATES OR APPROVAL –There were no updates to the agenda. Upon motion duly made by Director Liles, seconded by Director Deeds, upon vote, unanimously carried, the agenda was approved as submitted.

IV. LANDSCAPE MAINTENANCE REPORT

a. Mr. Zand reviewed the Landscape Maintenance Report and gave an update on Approved Work Orders with the Board. Mr. Zand noted the ornamental grasses were cut down. Weekly services are ongoing and weeding is being completed on Blackstone Parkway.

1. Consider Work Orders/Proposals Sod – The Board reviewed the proposals from Landtech for Smoky Hill Median Mulch Rings, Rock and Edger Installation; Monaghan Entrance Sod and Irrigation, and Sod Installation at Hilltop Park. Upon motion duly made and seconded, upon vote, unanimously carried, the Board authorized Director Liles to obtain a second bid for the work and award a contract not to exceed \$34,638.
2. Other Landscape Matters – Director Deeds noted excessive water on the property. Mr. Zand noted the watering has been reduced. It was noted the Hilltop Park lights are on for more than 24 hours and Full Spectrum lighting is looking into the matter. Also, waste Station bags are falling out. Mr. Zand will handle.

V. ALTITUDE LAW

a. Mr. Smith introduced himself to the Board.

VI. PUBLIC COMMENT

- An owner thanked the Board for looking into SARIA and encouraged the Board to do what is best for the community.
- An owner expressed concern about the service plan amendment.

d. Website Committee – Deferred.

XI. LEGAL REPORT

- a. The Board engaged in discussion regarding the memorandum of district contracts.
- b. There were no other legal matters.

XII. DIRECTOR'S ITEMS

- a. Director Jones reviewed the proposal for equipment to stream Board meetings. Following discussion, upon a motion duly made by Director Deeds, and seconded by Director Johnston, the Board unanimously approved the proposal from purchase of the equipment and a Zoom Room license.
- b. The Board deferred the Board Packet Distribution Platforms discussion.
- c. Mr. Wyatt Johnson reviewed the Eagle Scout Project with the Board. Mr. Johnson noted he is seeking a sponsor for the project.
- d. ARI Mill Levy/SARIA Discussion
 1. Recap of SARIA Board Meeting – Director Jones provided the Board with a recap.
 2. Discuss Master Plan Number Three – Director Jones reviewed the proposed projects and financing with the Board.
 3. Discuss ARI Options – Deferred.
 4. Consider Authorizing Engagement of Special Counsel – Following discussion, upon a motion duly made by Director Deeds, and seconded by Director Liles, the Board unanimously authorized the engagement of Law of the Rockies as special counsel on ARI and SARIA matters. The Board also authorized Law of the Rockies to reach out to Brian Matisse.
- e. The Board reviewed the Tips for Being an Effective Board Member.

XIII. PUBLIC COMMENT

None.

XIV. OTHER BUSINESS

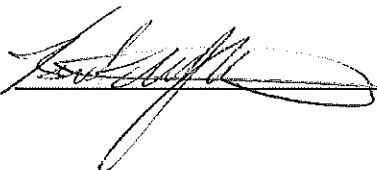
- There was no other business reported.

XV. ADJOURNMENT

- a. Upon motion duly made by Director Deeds, seconded by Director Jones, upon vote, unanimously carried, the Board adjourned the meeting at 8:17 pm.

Minutes approved: _____

Date: _____

 11/21/25