

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
September 19, 2023

I. ATTENDANCE & CALL TO ORDER

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

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Curtis Bourgoiin (CliftonLarsonAllen LLP), Ben Zand (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 President, Shawn McGoff.

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

III. AGENDA REVIEW / UPDATES OR APPROVAL – Ben Zand requested to amend the agenda to include a proposal from LandTech for soil aeration under Section VII. for consideration of approval. Upon motion duly made by Director McGoff, seconded by Director Liles, upon vote, unanimously carried, the Board approved the agenda as amended.

IV. PUBLIC COMMENT

Attorney Waldron opened the meeting for public comment.

- An owner requested that the Board of Directors and consultants introduce themselves and asked for the appropriate point of contact for management inquiries.
- 86218 – Thanked the Board for the capital project to enhance community entrances and reviewed steps required to present a proposal to the Board for consideration for improvements at Hilltop Park.

V. CONSENT AGENDA

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

- a. Approve August 15, 2023, Regular Meeting Minutes
- b. Approve and Ratify Payment of Claims in the amount of \$290,587.47

VI. FINANCIAL REPORT

- a. Mr. Bourgoiin of CliftonLarsonAllen LLP presented the financial statements updated as of August 31, 2023.

VII. LANDSCAPE REPORT

- a. Ben Zand, Account Manager with LandTech Contractors, LLC, presented the recent landscape activities – Mowing and sod replacement at Hilltop Park; replacement of columnar oaks with elms; schedule of treatment applied to remove weeds from common areas; sod and irrigation installation on the northern side of the Monahan entrance; installation of holiday lighting after Thanksgiving.
 1. Consider Gravel Repair Proposal from LandTech – Ben Zand presented a proposal to repair the gravel path located north of 7581 S Queensburg Way with Mountain granite and Rip Rap.
 2. Consider Proposal for Four Additional Trees in the Amount of \$4,780.00 – Ben Zand

provided an update to the Board that this proposal was irrelevant since LandTech installed the four additional trees at no cost to the District.

3. Consider Proposal for Plant Replacements at Hilltop Park & 5 Trees Along Monahan Entrance – Ben Zand presented a proposal to remove and replace the dead shrubs at Hilltop Park and install 5 trees along the northern treescape at the Monahan entrance.
4. Consider Proposal for Soil Aeration – Ben Zand recommended aerating the soil a second time in 2023 at a cost of \$2,600 and completing two soil aeration services in 2024 at no additional cost.

Following discussion, upon motion duly made by Director McCall, seconded by Director Monahan, upon vote (2:3), the motion failed to approve proposals 1,3, and 4 from LandTech. Upon motion duly made by Director McCall, seconded by Director McGoff, upon vote, unanimously carried, the Board approved proposals 1 and 3 from LandTech.

VIII. COMMITTEE REPORTS

a. Landscape Committee

1. The Board reviewed the Median Proposal for informational purposes.
2. Capital Projects
 - i. Director Deeds presented the recent updates on the Median and Entryway Project.
 - ii. Consider Proposal for Additional Service Request for Construction Related Support from Design Concepts – The Board discussed the importance of the various project tasks outlined. Upon motion duly made by Director McGoff, seconded by Director McCall, upon vote, unanimously carried, the Board agreed to approve a new proposal from Design Concepts to include the post-punch walk through and 11-month warranty walk through with an additional not to exceed \$1,500 available for additional services requested by the Board or landscape committee.
 - iii. Consider Change Order from Singing Hills Landscape, Inc. for Vac Truck Rental in the Amount of \$6,200.00 – Upon motion duly made by Director McCall, seconded by Director Monahan, upon vote, unanimously carried, the Board approved the change order from Singing Hills Landscape, Inc. for the rental of a commercial hydro-vac truck to safely locate the utilities in the construction areas.

b. Architectural / Design Review – No report.

c. Director McCall presented the recent activities of the Social Committee.

1. Director McCall reviewed the Community Event Survey with the Board.

IX. LEGAL REPORT

a. Attorney Waldron discussed with the Board the approval from the City's Policy Committee to allow Districts to provide snow removal services on City streets.

X. MANAGEMENT REPORT

- a. Ms. Devine presented the District Management Report
- b. Ms. Devine reviewed the Operations Summary, and Delinquency and Compliance report with the Board.
- c. Ms. Devine presented the fee waiver requests for consideration of approval by the Board.

Upon motion duly made by Director McCall, seconded by Director Liles, upon vote, unanimously carried, the Board decided not to waive the delinquent fee waiver requests from accounts 85979, 86490, and 86590. Upon motion duly made by Director Liles, seconded by Director McCall, upon vote, unanimously carried, the Board decided not to waive the compliance fee waiver request from account 85908.

- d. The Board reviewed the Reserve Analysis Report version 2 for informational purposes. No requested changes were made.
- e. The Board discussed the timeliness in which the lights at Hilltop Park lights were repaired after it was reported that they were out and the need for faster resolution.
- f. Other Landscape Matters – The Board discussed the current landscape contract with LandTech Contractors, LLC.

XI. DISTRICT MEMBERSHIP/REPRESENTATIVE REPORTS

- a. SARIA – Shawn McGoff reported updates from the recent SARIA meeting. No action was taken.
- b. Wheatlands Park and Rec – No updates were reported.

XII. OTHER BUSINESS

- No other business reported.

II. PUBLIC COMMENT

- There was no additional public comment.

III. ADJOURNMENT

- A motion was duly made by Director McCall, seconded by Director Monahan, and unanimously carried, to adjourn the meeting at 7:46 pm.

Minutes approved: _____ Date: _____