

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
September 15, 2022

ATTENDANCE & CALL TO ORDER

Board Members in attendance were Shawn McGoff, Lee McCall, Rick Schroder and Perry Deeds

Others in attendance were Sabrina Lopez (Westwind), Clint Waldron (WBA), and Ben Zand (LandTech), plus 6 members of the public were present.

The meeting was called to order at 6:04 pm by President, Shawn McGoff.

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

AGENDA REVIEW / UPDATES OR APPROVAL - Lee McCall requested to add discussion of the board vacancy and Landscape committee Chair to the Agenda.

BOARD OFFICER APPOINTMENT - A motion was duly made by Lee McCall, seconded by Shawn McGoff and unanimously carried to appoint Perry Deeds to the position of Vice President of the board. Perry Deeds accepted.

PUBLIC COMMENT

The public present had comments about street paving on Blackstone, it was not done last year and would like to know when it will be done. Shawn McGoff stated he has the information regarding this and will reach out to see when it will be done. An eblast will then be sent to the community with an update on when the asphalt work will be completed on the public street. Also discussed was leasing of mineral rights in the District.

CONSENT AGENDA

A motion was duly made by Lee McCall, seconded by Perry Deeds, and unanimously carried, to approve and ratify the consent agenda items as follows:

Regular Meeting Minutes of the Board – July 21, 2022

Agreement for legal services with Hamre, Rodrigues, Ostrander and Dingess, P.C. for oil and gas lease representation.

Independent Contractor Agreement with Flock Group, Inc. for the license plate reader camera system.

GUESTS & CORRESPONDENCE

Account #86232 Tree Concerns – The board reviewed the owners concerns regarding a neighboring tree encroaching onto their property. The board determined that the neighbor complied with the concern by trimming the tree back and that any further concerns would need to be addressed owner to owners.

COMMITTEE REPORTS

Landscape

Landscape Maintenance Report was provided by Ben Zand. The board asked Ben to provide physical reports a week prior to the meeting to the manager to place in the board packet. The reports should include photos like what was first received when they begin landscaping. Ben agreed they would provide these reports. Phase 5 tree install has been completed, electrical work will be completed in the next week, controllers were installed, pruning was completed, school is being mowed by LandTech at the school's expense, for the event on Saturday the backflows will be turned off to ensure the irrigation doesn't run during the event, Tract O and B weeds are a concern the rock areas are filled with weeds but will be taken care of next week, Native grass will be mowed for the season next week, area along Alder tree lawn strip will be removed and resodded, the board indicated that is not owned by the district and directed the sod to be placed at Country Club park rather where the weeds have taken over.

A motion was duly made by Lee McCall, seconded by Shawn McGoff and unanimously carried to accept the use of the sod supplied under the landscape contract at Country Club Park.

Additional items discussed were fertilizer and weed applications to control the weeds and the trial areas to be tested by the landscape committee to replace the dead or missing plant material throughout the community.

A motion was duly made by Shawn McGoff, seconded by Lee McCall and unanimously carried to accept the proposal from LandTech to removal all dead trees and cut to grade, with a proposal to be provided for replacement of the trees in the spring. The board noted other stumps not cut to grade that may need to be cut as they pose a trip hazard. LandTech will check on this.

Boulders – This item was tabled, pending further review by the landscape committee.

Native Seeding and Weeds – The board reviewed the proposal for native seeding and want to make sure it covers the SE corner of Monaghan and County Line Road. Ben Zand will check to ensure this is included. The board previously voted and approved for this proposal to be done at an amount not to exceed \$15,000.

[Landscape contractor excused]

Advisory – None

Architectural / Design Review

The board reviewed a variance request for Account #86048. A motion was duly made by Lee McCall, seconded by Perry Deeds and unanimously carried to accept the string lights to be strung at the front porch as request by the owner.

The board reviewed the variance request for Account #86265. A motion was duly made by Lee McCall, seconded by Perry Deeds and unanimously carried to deny the variance request for painting of the bricks. The enforcement policy should continue to be followed on this.

Security / Safety

The board would like to know when the Flock Safety installation is planned to be completed. The outreach information provided by Flock Safety can be sent out via eblast to all owners.

Social – The summer event is Saturday, with over 600 attendees registered. Those who did not register can still attend but will not be given a food ticket. The committee is working on drafting a calendar of

events for 2023 and the budget will be provided by the October 15th deadline. Kudos was given to the social committee for all their hard work on the events.

Website – Design Guidelines are reported as not being on the website. Management was asked to check on this.

FINANCIAL REPORT

CLA provided the June financials – Curtis Bourgoïn presented on the financials.

2021 Audit – The board reviewed the audit. A motion was duly made by Shawn McGoff, seconded by Lee McCall and unanimously carried to accept the 2021 audit as presented subject to the opinion letter and any comments following the quality review underway.

Discuss Budget Workshop – The board would like to hold an October special meeting to discuss the 2023 budget and cancel the regular board meeting. The preliminary draft budget is due to be sent to the board by October 15th.

Other Financial Matters – None.

LEGAL REPORT

Review and Consider Approval of Resolution Concerning Security System – Motion by Shawn McGoff, seconded by Lee McCall to accept this resolution.

Review and Consider Approval of Oil and Gas Lease, Addendum to Oil and Gas Lease, and Order of Payment with Axis Exploration LLC – Is under review by counsel for any updates, changes.

Discuss Renewal of Agreement for Snow Removal and Plowing Operations with the City of Aurora (Term Ended June 30, 2022) – City of Aurora does not have the staff to provide this snow removal program. If the district wants to see something they should propose something to them. Shawn will reach out to the council member to discuss this.

Discuss Maintenance of Fire Station Lot and Associated Right-of-Way Landscaping – City has acknowledged they are responsible for this lot, and they appear to have done some maintenance. LandTech is currently maintaining the street right of way as a courtesy and the district will leave it as is. City would be willing to allow something temporarily installed on the lot, board opts not to expense funds on this.

Other Legal Matters – none

MANAGEMENT REPORT

Management Report

Enforcement Processing and Reports were included for the board's review. It was noted that the District Website will be updated with board / officer changes and management contact information.

Board Member Resignation – The Board discussed the vacancy due to the resignation of Bret Erickson. It was noted that any member who is appointed now will serve until the next election in May. WBA will provide a nomination form / board interest application which may be emailed to owners, who will then have 30 days to submit.

Committees Discussion – vacant chairmanship of Landscape Committee was discussed. The board will review the roster and asks that the remaining Committee members present a proposed chair (or co-chairs) for their consideration at a later time. Perry Deeds is interested in being the board rep on the committee. A motion was duly made by Shawn McGoff, seconded by Rick Schroder and unanimously carried to add Perry Deeds as a landscape member from the board.

Consider Designating a Board Representative Authorized to Act on Behalf of the Board – a motion was duly made by Shawn McGoff, seconded by Perry Deeds to appoint Lee McCall to represent the board in mediation and any other action needing to be taken outside of the board meetings.

Meeting Signs – Shawn McGoff presented on the signs, there are 5 reusable, writeable signs being proposed. A motion was duly made by Lee McCall, seconded by Perry Deeds and unanimously carried to proceed with the signs and process for placement at \$1,057.50 with MFish Graphics. Shawn to request an updated contract for this.

Update on Account #86204 and Pending Mediation – Mediation is being scheduled through the covenant enforcement legal counsel (Altitude Law). Lee McCall has been given board authority to respond in this matter.

CAPITAL PROJECTS

Update on Capital Projects Status

Park Signs – it was noted that the new signs are going in.

Landscape Design (entrances, medians) – this project remains in progress, as it has experienced delays due to permitting.

Lighting at Country Club and Hilltop Parks – Maria Elena Daniels continues to head the committee work on this project. She reported that they are waiting to finish the install at Hilltop Park until after the summer event. The rest of the lights are in at Country Club Park. The board asked that the vendors use care when pulling up the sod to try to eliminate damage. Perry Deeds will assist with communicating this.

DISTRICT MEMBERSHIPS / REPRESENTATIVE REPORTS

SARIA – No report

Wheatlands Park and Rec – Perry Deeds reported on the struggle of memberships and what that could mean for the YMCA running the facility.

PUBLIC COMMENT

Members of the public had questions about how the residents can help the board, covenant enforcement, and holiday lighting.

ADJOURNMENT – A motion was duly made by Bret Erickson, seconded by Lee McCall and unanimously carried to adjourn the public meeting at 8:40 p.m.