

Blackstone Metropolitan District
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES
March 21, 2023

ATTENDANCE & CALL TO ORDER

Board Members in attendance were Shawn McGoff, Rick Schroder, and Marty Liles

Others in attendance were Shantelle Esquivel (Westwind), Erin Stutz (WBA), Curtis Bourgoquin (CLA), and Ben Zand (LandTech), plus 2 members of the public were present. The meeting was called to order at 6:00 pm by President, Shawn McGoff.

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

AGENDA REVIEW / UPDATES OR APPROVAL – There were no updates, and the Agenda was approved as provided.

PUBLIC COMMENT

Board President, Shawn McGoff opened the meeting for public comment.

- Streets and Potholes - A resident had questions pertaining to repairing potholes, finalizing the black top on the City of Aurora's streets, and update on trash services. The Board noted that the project for potholes and black top is in process with the City of Aurora and updates to trash services would be reviewed under management report.

CONSENT AGENDA

A motion was duly made by Marty Liles, seconded by Rick Schroder, and unanimously carried, to approve and ratify the consent agenda items as follows:

- Meeting Minutes – 02.21.23 Regular Meeting
- Independent Contractor Agreement (Landscape Maintenance Services) with LandTech Contractors, LLC
- Independent Contractor Agreement (Waste Management Services) with GFL Environmental Services USA, Inc.
- Contract with CenterPoint Engineering, LLC for District Mapping Services
- Contract with AzTec Consultants, Inc. for District Engineering Services

COMMITTEE REPORTS

- Landscape - Ben Zand, Account Manager, LandTech provided a landscape report with the Board's meeting materials. He reported on the following:
 - March 2023 Report – Spring cleanup is completed, mulch, rock, and irrigation scheduled for April 2023.
 - Spring Flowers – One third of flowers installation approved. The remaining two thirds installation is tabled until June 2023 due to landscape entrances capital project.
 - Trees & Mulch – LandTech to work with the Landscape Committee and Director Marty Liles for review.
 - Review the following proposals for french drains:
 - French drain at Hilltop \$1,750.00;
 - Raising the grade and installing a french drain at 27836 E Alder \$3,545.00;
 - A motion was duly made by Shawn McGoff, seconded by Rick Schroder, and unanimously carried, to approve the proposals on the condition that both proposals would not exceed

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\$4,000.00.

- Tree Review – Landtech presented an update on 2023 replanting project, which will include 219 total trees remaining. This is under the current budget and is the last step in the previously approved tree project. After Landtech receives the Arborist’s report, they will provide their proposal. Marty Liles suggests obtaining a second bid on the tree replacement. Shawn McGoff agrees.
- Boulders at Corners – Landtech presented a proposal for boulder relocation and topsoil infill \$6,500.00. A motion was duly made by Shawn McGoff, seconded by Marty Liles, and unanimously carried, to approve the proposal for \$6,500.00.
- Sod repair (Monaghan Rd) – Landtech presented proposal to repair a trench made in the verge between the sidewalk and road due to an automobile accident \$1,050.00. A motion was made by Shawn McGoff, seconded by Marty Liles, and unanimously carried, to approve the proposal for \$1,050.00 to fill and level the trench only. The Board made the request to Westwind Management to get an accident report from the City of Aurora.

With the conclusion of the Landscape contractor and committee report, Ben Zand with LandTech was excused from the meeting.

- Advisory Committee – The Board reviewed of the Guidelines pertaining to commercial vehicles . Upon discussion, the Board made a request to have the guidelines modified. Westwind Management to work with Altitude Law to revise and review with the Board.
- Architectural/Design Review – No updates provided.
- Social – No updates provided.

FINANCIAL REPORT

Curtis Bourgoon presented Unaudited Financial Statements for February 2023 and Annual Projections through 2030. Upon discussion, the Board noted to review Annual Projections after the reserve study was completed. Curtis Bourgoon reviewed the claims payable. A motion was made by Shawn McGoff, and seconded by Marty Liles, to approve the Claims and submitted.

LEGAL REPORT

Erin Stutz provided an update on the May 2, 2023 directors election.

MANAGEMENT REPORT

Shantelle Esquivel submitted to the Board the Management Action Items for review. There were no waiver requests. The reserve study is pending an initial onsite review with Advanced Reserve Solutions. The Board reviewed Architectural Variance Requests, Notices, and Other Reported Residential Items as follows:

- Account 86265 – Board reviewed request from resident to speak with the Board regarding the denial on their appeal. Upon discussion, no action was taken. The Board made a request to have Westwind Management obtain ACC request sent to previous management company for review. Westwind Management will provide an update at April 2023 meeting.
- Account 86176 – Board reviewed response from Altitude Law regarding state definition for commercial vehicles. Upon discussion, no action was taken. The Board made a request to have Altitude Law update the guidelines pertaining to commercial vehicles (Section 3.7.2). Westwind Management will provide an update at April 2023 meeting.
- Account 86323 – Board reviewed request from resident to speak with the Board regarding the denial on their appeal to keep the painting on the stone that was done without prior approval. Upon discussion, no action was taken. The Board made a request to Westwind Management to set up a meeting with resident and Board President Shawn McGoff to review. Westwind Management will

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provide an update at April 2023 meeting.

- Account 86452 – Westwind Management sent a request to Altitude Law to provide clarification on the Boards responsibility in relations to the sump pump issues between Account 86452 and 86059. Westwind reported still waiting to hear back from Altitude Law and will provide an update at the April 2023 meeting.
- Account 86119 – Westwind Management spoke with the District’s Insurance Company regarding the request from resident to pay for vehicle damages due to a boulder located in the median. The Insurance Company concluded that the damage was due to the collision with the boulder at the District’s roadway and submitted a payment per the quote provided by Celebration Chevrolet of \$1,964.75. A motion was made by Shawn McGoff, seconded by Marty Liles, to approve payment for the full estimate and have Westwind Management follow up with the Insurance Company to issue payment directly as the amount was under the deductible \$2,500.00.
- High Plains Metro Signage – Westwind Management received a report from Director Lee McCall on several signs located within the community that has outdated District wording. Upon discussion, the Board directed Westwind Management to look into removing the signage except the sign located on the northeast corner of S. Blackstone Pkwy and E. County Line Rd, which is the District’s designated posting location, and updating the outdated District on the posting location sign.
- Mailboxes on E. Nova Circle – Westwind Management reported an update on the damaged mailbox kiosk on E. Nova Circle.
- License Plate Readers (Flock Safety) – Westwind Management provided an update on signage installation and relocation of the camera at County Line and Blackstone Pkwy. President Shawn McGoff reported that all signage was not installed. Westwind Management to work with Flock Safety to finalize signage installation and camera relocation.
- Trash Service Transition – Westwind Management provided an update on the transition process from Waste Management to GFL Environmental. A request from GFL Environmental to stage the new trash and recycle bins onsite the week of 5/21 was reviewed with the Board. Upon discussion, the Board directed Westwind Management to reach out to the Blackstone Clubhouse and see if they could assist. Westwind Management to provide an update to WBA to finalize Independent Contractor Agreement.
- Little Library – Westwind Management presented an updated report regarding the request to install a little library kiosk. Upon discussion, a motion was made by Shawn McGoff, and seconded by Rick Schroder, and unanimously approved, to have Director Marty Liles be the liaison for the Board and work with the resident and Westwind Management to finalize the little library kiosk. Westwind Management will provide an update at the April 2023 meeting.

CAPITAL PROJECTS

Erin Stutz provided an update on the Entrances and Median Landscape Project.

DISTRICT MEMBERSHIP/REPRESENTATIVE REPORTS

- SARIA – Shawn McGoff reported no updates.
- Wheatlands Park and Rec – No updates were reported.

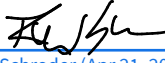
OTHER BUSINESS

- No updates were reported.

PUBLIC COMMENT – there was no public comment.

ADJOURNMENT – A motion was duly made by Marty Liles, seconded by Rick Schroder, and unanimously carried to adjourn the meeting at 8:23pm.

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Minutes approved: 
Richard Schroder (Apr 21, 2023 09:21 MDT) Date: Apr 21, 2023