

**BLACKSTONE METROPOLITAN DISTRICT**  
**www.blackstonemetro.org**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday, January 21, 2025 6:00pm**

at  
**The Blackstone Country Club**  
**7777 S. Country Club Pkwy, Aurora Co. 80016 &**  
**VIA Zoom**

[https://us06web.zoom.us/j/2436451038?pwd=dTnF79Jr21dDo7QYamnGC5m9FL4wVS.1  
&omn=83734947477](https://us06web.zoom.us/j/2436451038?pwd=dTnF79Jr21dDo7QYamnGC5m9FL4wVS.1&omn=83734947477)

Meeting ID: 243 645 1038

Passcode: BMD7777

**AGENDA**

**I. ATTENDANCE & CALL TO ORDER**

**Board Members:**

<b>Perry Deeds</b>	<b>President</b>	<b>Term to May 2025</b>
<b>Lisa Monahan</b>	<b>Vice President</b>	<b>Term to May 2027</b>
<b>Brent Johnston</b>	<b>Treasurer</b>	<b>Term to May 2025</b>
<b>Marty Liles</b>	<b>Secretary</b>	<b>Term to May 2025</b>
<b>Aaron Jones</b>	<b>Director</b>	<b>Term to May 2027</b>

**District Consultants/Contractors:**

<b>Clint Waldron (WBA)</b>	<b>White Bear Ankele Tanaka &amp; Waldron</b>
<b>Curtis Bourgouin</b>	<b>Clifton Larson Allen LLP</b>
<b>Beau McMahon</b>	<b>Brightstar District Management</b>
<b>Ben Zand</b>	<b>LandTech</b>

**II. DISCLOSURE OF CONFLICTS OF INTEREST**

**III. AGENDA REVIEW / UPDATES OR APPROVAL**

**IV. ARBORIST DISCUSSION**

- a. Meeting with Byron Kirkland from Save-a-tree

**V. LANDSCAPE MAINTENANCE REPORT**

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, Landtech **(PGS 4- 13)**
- b. Consider Work Orders/Proposals
  - i. Dog Stations/Trash Receptacles Bid **(PGS 14 - 19)**
- c. Other Landscape Matters
  - i. Water Usage Tracking Reporting Discussion

## **VI. PUBLIC COMMENT**

- a. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather the items for follow up. Please click on raise hand during the time of Public Comment.

## **VII. FINANCIAL MATTERS**

- a. Review Unaudited Financial Statements from December 2024 (**enclosure**) (**PGS 20 - 30**)
- b. Credit Card Usage Discussion
  - a. Discussion around budgeted line-item expenses. Landscaping improvements, social committee, lighting. Etc.

## **VIII. MANAGEMENT REPORT**

- a. District ARC/Violation Report (**enclosure**) (**PGS 31 - 32**)
- b. Project Updates:
  - i. GIS Mapping Project
  - ii. Entrance Signs Project
  - iii. Monument Lighting Project (**PGS 38 - 42**)
  - iv. Mailbox Lighting Project (**PGS 43 - 45**)
- c. Country Club Park Sunshade Discussion
  - i. In need of repair/replacement

## **IX. CONSENT AGENDA**

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

- a. Approve November 19<sup>th</sup>, 2024 Regular Meeting Minutes (**enclosure**) (**PGS 33 - 35**)
- b. Approve November 19<sup>th</sup>, 2024 Special Meeting Minutes (**enclosure**) (**PG 36**)
- c. Approve and Ratify Payment of Claims paid from 11/17/2024-1/13/2025 in the amount of \$235,981.31 (**enclosure**) (**PG 37**)
- d. Resolution Designating Meeting Notice Posting Location
- e. First Amendment to Independent Contractor Agreement (Lighting Maintenance Services)
- f. Work Order No. 1 to Independent Contractor Agreement (Lighting Maintenance Services)
- g. First Amendment to Independent Contractor Agreement (Stormwater Maintenance Services)
- h. Work Order No. 1 to Independent Contractor Agreement (Stormwater Maintenance Services)

**X. COMMITTEE REPORTS**

- a. Landscape Committee
- b. Architectural/Design Review
- c. Social Committee
  - i. Discuss Proposed 2025 Events Budget
- d. Technology Committee

**XI. LEGAL MATTERS**

- a. Consider Approval of License Agreement to Allow Access to Fire Hydrant to Adjacent Land
- b. May 2025 Election Discussion
- c. Consider Adoption of Resolution Establishing Guidelines for Collections (Altitude Community Law)
- d. Consider Adoption of Resolution Regarding Polices, Procedures and Penalties for the Enforcement of the Governing Documents (Altitude Community Law)

**XII. DIRECTOR'S ITEMS**

- a. SARIA Update and Discussion
- b. Consider Rescission of Service Plan Amendment related to the Imposition of the ARI Mill Levy
- c. Potential Clubhouse/Pool Discussion (Perry)
- d. Storage Consolidation Discussion (Perry, Lisa, Kathy)
- e. Discussions around creating Communications Committee (Lisa)
- f. Discussion around obtaining a mobile app (Perry)
- g. Community Lighting (Perry)

**XIII. PUBLIC COMMENT**

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather the items for follow up. Please click on the raise hand during the time of Public Comment.

**XIV. OTHER BUSINESS**

**XV. ADJOURNMENT**

# **December 2024 - January 2025 Monthly Report**

Tuesday, January 14, 2025

Prepared For Blackstone Metropolitan District



**Item 1**

Holiday decor installed by the monument sign. Takedown commenced the week of the 14th of January in conjunction with the rental of the large storage unit and purchase of additional storage bins.



**Item 2**

Decor installed at the Country Club Park.



**Item 3**  
Decor at Canyon Park.



**Item 4**  
Decor installed on monument at Mineral  
and Country Club roundabout.



**Item 5**

Decor installed on monument at Mineral and Blackstone Pkwy roundabout.



**Item 6**

Decor installed on monument at Country Club and Blackstone Pkwy roundabout.



### Item 7

Dog stations are being serviced weekly and bags are being replaced.



### Item 8

Another dog station.





**Item 9**

Debris on paths are blown periodically during the weekly winter services and as snow allows.

This is before.



**Item 10**

After.



### Item 11

Chase drain was removed accidentally during snow removal operations, but has been replaced. Grate is slightly loose and will require repair when the weather warms. Safety cones are in place in the meantime.



### Item 12

Ornamentation grasses along the medians, parks, and perimeter will be cut down as the snow melts and the weather allows. As soon as there is enough snow melt in the community we will commence with this portion of your spring clean up.



### Item 13

Price for a replacement dog station provided separately. This is a unit price for the installation of a new station, and removal of existing if required.



### Item 14

Price for a replacement trash receptacle provided separately. This is a unit price for the installation of a new receptacle, and removal of existing if required.



**Item 15**

One of the wreaths that required replacing. It is plugged in and the lights were too damaged/ages to operate.



**Item 16**

An example of a 24” red bow that was replaced. Some had tears and others were too faded to look nice to hang up.

Beyond this we also purchased two sets of the LED deer families as one was vandalized last year and one of your entrances did not have a deer family so we purchased an additional one to complete each entrance. Other purchases were extension cords, photocells, adapters, and tape.

A breakdown showing the price of each is also provided separately from this report.

## Item 17

### Ongoing services:

- Weekly winter services to patrol for trash and debris, as well as servicing dog stations.
- Snow removal of district common areas at a 1" trigger, and plowing city streets with approval from the board at a 4" trigger.
- As of writing this report, we are underway with the removal and storage of your holiday decor at your new storage unit.

### Completed Services:

- Second/final fall clean-up was performed on the 16th and 17th of December.

### Upcoming services:

- Cutting the ornamental grasses down as a part of your communities spring clean-up. This will be performed when enough snow has melted.
-

## Dog Stations - Price Per

**Date** 1/15/2025  
**Customer** Beau McMahon | Brightstar Management Group | 9351 Grant Street, Suite 500 | Thornton, CO 80229  
**Property** Blackstone Metro District | 7777 S. Country Club Pkwy | Aurora, CO 80016  
**Billing Email** curtis.bourgouin@claconnect.com

Thank you for providing this opportunity. Landtech has provided the price below to purchase, assemble, and install a Dogipot Dog Waste Station. Please see the image below for reference of the type of waste station that matches an existing type you on on-site.



# Description

## Replacement DogiPot Dog Waste Station

Items	Quantity	Unit	
Installation of a Pet Station	1.00	Ea	
<b>Replacement DogiPot Dog Waste Station :</b>			<b>\$1,300.00</b>
<b>PROJECT TOTAL:</b>			<b>\$1,300.00</b>

## Terms & Conditions

We appreciate your time in considering Landtech Contractors, LLC. for this project. If you should have any questions or require additional information, please do not hesitate to call. Price will be honored for 30 days from proposal date. Sales tax will be charged on selling price of all materials at local rates unless tax exempt.

By \_\_\_\_\_  
Ben Zand  
Date 1/15/2025  
\_\_\_\_\_  
Landtech Contractors, LLC

By \_\_\_\_\_  
Date \_\_\_\_\_  
Blackstone Metro District

## Trash Receptacles - Price Per

**Date** 1/15/2025  
**Customer** Beau McMahon | Brightstar Management Group | 9351 Grant Street, Suite 500 | Thornton, CO 80229  
**Property** Blackstone Metro District | 7777 S. Country Club Pkwy | Aurora, CO 80016  
**Billing Email** curtis.bourgouin@claconnect.com

Thank you for providing this opportunity. Landtech has provided the price below to purchase, assemble, and surface mount install a Keystone Designs Trash Receptacle. Please see the image below for reference of the type of bin that matches an existing type you on on-site.



## Description

### Replacement Keystone Designs Trash Receptacle

Items	Quantity	Unit	
Installation of Trash Receptacle	1.00	Ea	
<b>Replacement Keystone Designs Trash Receptacle :</b>			<b>\$3,985.00</b>
<b>PROJECT TOTAL:</b>			<b>\$3,985.00</b>



## Terms & Conditions

We appreciate your time in considering Landtech Contractors, LLC. for this project. If you should have any questions or require additional information, please do not hesitate to call. Price will be honored for 30 days from proposal date. Sales tax will be charged on selling price of all materials at local rates unless tax exempt.

By \_\_\_\_\_  
**Ben Zand**  
Date 1/15/2025  
\_\_\_\_\_  
**Landtech Contractors, LLC**

By \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
**Blackstone Metro District**

# Blackstone MD Holiday Décor Inventory

Includes 2024-2025 décor

<u>Items</u>	<u>Quantity</u>
• 9' Garland	173
• 48" Lit Wreaths	26
• 36" Lit Wreaths	4
• Extension Cords	78
• Strings of Light	172
• Timers	12
• 24" Red Bows with Gold Trim	154
• Ornamental Christmas Ball Sets	4
• LED Deer Family Sets (3 Deer Per Set)	10
• HDX Storage Boxes	47

## Blackstone Holiday Decor 2024-2025 Season

**Date** 11/19/2024  
**Customer** Beau McMahon | Brightstar Management Group | 9351 Grant Street, Suite 500 | Thornton, CO 80229  
**Property** Blackstone Metro District | 7777 S. Country Club Pkwy | Aurora, CO 80016  
**Billing Email** curtis.bourgouin@claconnect.com

### Description

#### Holiday Decor

Items	Quantity	Unit		
Extension Cords, Tape, & Adapters	1.00	LS		
			<b>Holiday Decor:</b>	\$868.00

#### Holiday Decor

Items	Quantity	Unit		
60" LED Metal Deer Family (3 per set)	2.00	Ea		
			<b>Holiday Decor:</b>	\$1,020.00

#### Holiday Decor

Items	Quantity	Unit		
24" Red Bow W/ Gold Trim	6.00	Ea		
			<b>Holiday Decor:</b>	\$518.00

#### Holiday Decor

Items	Quantity	Unit		
48" Mixed Nobel Weather Warm White Wreaths	2.00	Ea		
			<b>Holiday Decor:</b>	\$805.00

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**PROJECT TOTAL: \$3,211.00**

**BLACKSTONE METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2024**

Draft

**Blackstone Metro District**  
**Balance Sheet - Governmental Funds**  
**December 31, 2024**

	General	Special Revenue	Debt Service	Capital Projects	Capital Projects - Regional Improvement	Total
<b>Assets</b>						
Checking Account	\$ 26,039.98	\$ 267,309.84	\$ -	\$ -	\$ 946.96	\$ 294,296.78
Colostrust	2,743,895.84	25,362.95	1,610,567.85	656,089.00	802.47	5,036,718.11
Accounts Receivable	-	49,172.71	-	-	-	49,172.71
Receivable from County Treasurer	10,990.88	-	7,273.03	-	-	18,263.91
Property Tax Receivable	1,542,526.00	-	1,256,873.00	-	356,609.00	3,156,008.00
Prepaid Insurance	450.00	-	-	-	-	450.00
<b>Total Assets</b>	<b>\$ 4,323,902.70</b>	<b>\$ 341,845.50</b>	<b>\$ 2,874,713.88</b>	<b>\$ 656,089.00</b>	<b>\$ 358,358.43</b>	<b>\$ 8,554,909.51</b>
<b>Liabilities</b>						
Accounts Payable	\$ 16,115.05	\$ 236,165.59	\$ -	\$ -	\$ 1,749.43	\$ 254,030.07
Prepaid assessments	-	85,179.91	-	-	-	85,179.91
<b>Total Liabilities</b>	<b>16,115.05</b>	<b>321,345.50</b>	<b>-</b>	<b>-</b>	<b>1,749.43</b>	<b>339,209.98</b>
<b>Deferred Inflows of Resources</b>						
Deferred Property Tax	1,542,526.00	-	1,256,873.00	-	356,609.00	3,156,008.00
<b>Total Deferred Inflows of Resources</b>	<b>1,542,526.00</b>	<b>-</b>	<b>1,256,873.00</b>	<b>-</b>	<b>356,609.00</b>	<b>3,156,008.00</b>
<b>Fund Balances</b>	<b>2,765,261.65</b>	<b>20,500.00</b>	<b>1,617,840.88</b>	<b>656,089.00</b>	<b>-</b>	<b>5,059,691.53</b>
<b>Liabilities and Fund Balances</b>	<b>\$ 4,323,902.70</b>	<b>\$ 341,845.50</b>	<b>\$ 2,874,713.88</b>	<b>\$ 656,089.00</b>	<b>\$ 358,358.43</b>	<b>\$ 8,554,909.51</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Blackstone Metro District**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending December 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,529,464.00	\$ 1,513,027.12	\$ 16,436.88
Specific ownership taxes	91,768.00	110,880.88	(19,112.88)
Interest Income	81,500.00	133,220.44	(51,720.44)
Other Revenue	-	45,633.15	(45,633.15)
Total Revenue	<u>1,702,732.00</u>	<u>1,802,761.59</u>	<u>(100,029.59)</u>
Expenditures			
Accounting	60,500.00	61,001.14	(501.14)
Auditing	6,500.00	6,500.00	-
County Treasurer's Fee	22,942.00	23,376.56	(434.56)
Directors' fees	6,000.00	5,400.00	600.00
Director and meeting expense	2,000.00	3,753.85	(1,753.85)
Insurance	40,000.00	34,125.00	5,875.00
Legal	77,000.00	77,299.83	(299.83)
Miscellaneous	2,000.00	736.93	1,263.07
Payroll taxes	459.00	413.10	45.90
Election	-	255.77	(255.77)
Website	1,500.00	2,276.76	(776.76)
Contingency	27,099.00	-	27,099.00
Total Expenditures	<u>246,000.00</u>	<u>215,138.94</u>	<u>30,861.06</u>
Other Financing Sources (Uses)			
Transfers to other fund	(1,262,233.00)	(655,016.19)	(607,216.81)
Total Other Financing Sources (Uses)	<u>(1,262,233.00)</u>	<u>(655,016.19)</u>	<u>(607,216.81)</u>
Net Change in Fund Balances	194,499.00	932,606.46	(738,107.46)
Fund Balance - Beginning	1,941,491.00	1,832,655.19	108,835.81
Fund Balance - Ending	<u>\$ 2,135,990.00</u>	<u>\$ 2,765,261.65</u>	<u>\$ (629,271.65)</u>

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**Blackstone Metro District**  
**Special Revenue Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending December 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Operations fee (homeowners)	\$ 609,180.00	\$ 550,590.67	\$ 58,589.33
Operations fee (vacant lots)	2,976.00	10,456.00	(7,480.00)
Working capital	30,000.00	11,665.00	18,335.00
Design review fees	4,000.00	895.00	3,105.00
Legal collection fees	15,000.00	19,581.67	(4,581.67)
Violations and late fees	10,000.00	3,784.33	6,215.67
Interest Income	800.00	1,497.66	(697.66)
Other Revenue	10,000.00	13,451.47	(3,451.47)
Total Revenue	<u>681,956.00</u>	<u>611,921.80</u>	<u>70,034.20</u>
Expenditures			
Facilities management - contract	53,000.00	57,204.23	(4,204.23)
Facilities management - costs	25,000.00	22,270.65	2,729.35
Miscellaneous	5,000.00	2,379.59	2,620.41
Security	24,000.00	24,900.00	(900.00)
Irrigation repairs and improvements	50,000.00	64,421.75	(14,421.75)
Landscape improvements	50,000.00	37,776.00	12,224.00
Landscape maintenance - contract	399,900.00	366,575.00	33,325.00
Tree and shrub maintenance	25,000.00	-	25,000.00
Snow removal	35,000.00	11,257.95	23,742.05
Grounds maintenance	25,000.00	7,218.42	17,781.58
Holiday lighting	25,000.00	4,291.00	20,709.00
Lighting	10,000.00	6,877.18	3,122.82
Playground inspection and repairs	10,000.00	3,300.00	6,700.00
Water	160,000.00	148,898.39	11,101.61
Gas and electric	22,000.00	13,092.45	8,907.55
Community activities	60,000.00	68,128.43	(8,128.43)
Design review	10,000.00	4,300.00	5,700.00
Legal - collections	40,000.00	23,776.19	16,223.81
Trash collection	174,000.00	178,606.31	(4,606.31)
Contingency	37,100.00	-	37,100.00
Total Expenditures	<u>1,240,000.00</u>	<u>1,045,273.54</u>	<u>194,726.46</u>
Other Financing Sources (Uses)			
Transfers from other funds	563,144.00	420,506.14	142,637.86
Total Other Financing Sources (Uses)	<u>563,144.00</u>	<u>420,506.14</u>	<u>142,637.86</u>
Net Change in Fund Balances	5,100.00	(12,845.60)	17,945.60
Fund Balance - Beginning	20,400.00	33,345.60	(12,945.60)
Fund Balance - Ending	<u>\$ 25,500.00</u>	<u>\$ 20,500.00</u>	<u>\$ 5,000.00</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

## SUPPLEMENTARY INFORMATION

Draft



**Blackstone Metro District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending December 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,246,230.00	\$ 1,227,052.98	\$ 19,177.02
Specific ownership taxes	74,774.00	73,373.57	1,400.43
Interest Income	66,500.00	125,238.31	(58,738.31)
Total Revenue	<u>1,387,504.00</u>	<u>1,425,664.86</u>	<u>(38,160.86)</u>
Expenditures			
County Treasurer's Fee	18,693.00	18,396.76	296.24
Paying agent fees	450.00	450.00	-
Bond interest	1,068,125.00	1,068,125.00	-
Bond principal	500,000.00	500,000.00	-
Contingency	12,732.00	-	12,732.00
Total Expenditures	<u>1,600,000.00</u>	<u>1,586,971.76</u>	<u>13,028.24</u>
Net Change in Fund Balances	(212,496.00)	(161,306.90)	(51,189.10)
Fund Balance - Beginning	1,768,482.00	1,779,147.78	(10,665.78)
Fund Balance - Ending	<u>\$ 1,555,986.00</u>	<u>\$ 1,617,840.88</u>	<u>\$ (61,854.88)</u>

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**Blackstone Metro District**  
**Capital Projects Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending December 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 22,000.00	\$ 29,921.73	\$ (7,921.73)
Total Revenue	<u>22,000.00</u>	<u>29,921.73</u>	<u>(7,921.73)</u>
Expenditures			
Legal	15,000.00	4,550.51	10,449.49
Capital outlay	500,000.00	-	500,000.00
Entryways/roundabouts	-	53,792.27	(53,792.27)
Total Expenditures	<u>515,000.00</u>	<u>58,342.78</u>	<u>456,657.22</u>
Other Financing Sources (Uses)			
Transfers from other funds	699,089.00	234,510.05	464,578.95
Total Other Financing Sources (Uses)	<u>699,089.00</u>	<u>234,510.05</u>	<u>464,578.95</u>
Net Change in Fund Balances	206,089.00	206,089.00	-
Fund Balance - Beginning	450,000.00	450,000.00	-
Fund Balance - Ending	<u>\$ 656,089.00</u>	<u>\$ 656,089.00</u>	<u>\$ -</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Blackstone Metro District**  
**Fund Financials - Capital Projects - Regional Improvement Fund**  
**Fund Balances - Budget and Actual**  
**For the Period Ending December 31, 2024**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
Revenues			
ARI - Aurora Regional Improvement Tax	\$ 353,816.00	\$ 353,132.16	\$ (683.84)
Total Revenue	<u>353,816.00</u>	<u>353,132.16</u>	<u>(683.84)</u>
Expenditures			
County Treasurer's Fee	5,307.00	5,299.64	(7.36)
Regional mill levy - Payment to SARIA	348,509.00	347,832.52	(676.48)
Total Expenditures	<u>353,816.00</u>	<u>353,132.16</u>	<u>(683.84)</u>
Net Change in Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - Beginning	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Draft

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**Blackstone Metropolitan District**  
**Schedule of Cash Position**  
**December 31, 2024**  
Updated as of January 13, 2025

	<b>General Fund</b>			<b>Capital Projects Fund</b>	<b>Capital Projects Regional Imprvmt</b>	
<b><u>Ist Bank - Checking</u></b>						
Balance as of 12/31/2024	\$ 26,039.98		\$ -	\$ -	\$ 946.96	
Subsequent activity:						
01/02/25 - Bill.com Payment	(13,765.32)		-	(86.10)	(946.96)	
01/03/25 - Bill.com Payment	-		-	-	-	
01/06/25 - Xcel Autopay	-		-	-	-	
01/06/25 - Bill.com Payment	(450.00)		-	-	-	
01/06/25 - Public Storage Autopay	-		-	-	-	
01/08/25 - Director Fees	(538.25)		-	-	-	
<i>Anticipated Bill.com Payment</i>	(7,500.74)		-	-	(802.47)	
<i>Anticipated Transfer from Colotrust</i>	<u>9,111.43</u>		<u>-</u>	<u>86.10</u>	<u>802.47</u>	
<i>Anticipated Balance</i>	<u>12,897.10</u>		<u>-</u>	<u>-</u>	<u>-</u>	
<b><u>Colotrust - Savings Account</u></b>						
Balance as of 12/31/2024	\$ 2,743,895.84	\$ 25,362.95	\$ 1,610,567.85	\$ 656,089.00	\$ 802.47	\$ 5,036,718.11
Subsequent activity:						
01/09/24 - Property Taxes	10,990.88	-	7,273.03	-	-	18,263.91
Surplus fund	-	-	(1,000,000.00)	-	-	(1,000,000.00)
<i>Anticipated Transfer to Checking</i>	(9,111.43)	-	-	(86.10)	(802.47)	(10,000.00)
<i>Anticipated Balance</i>	<u>2,745,775.29</u>	<u>25,362.95</u>	<u>617,840.88</u>	<u>656,002.90</u>	<u>-</u>	<u>4,044,982.02</u>
<i>Total by fund</i>	<u>\$ 2,758,672.39</u>	<u>\$ 79,311.82</u>	<u>\$ 617,840.88</u>	<u>\$ 656,002.90</u>	<u>\$ -</u>	<u>\$ 4,111,827.99</u>

**Yield Information:**

Colotrust Prime (Dec 2024) - 4.3614%

Colotrust Plus (Dec 2024) - 4.7059%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**BLACKSTONE METROPOLITAN DISTRICT**  
**Property Taxes Reconciliation**  
**2024**

	Current Year										Prior Year		
	Property Taxes	Delinquent Taxes, Rebates & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Senate Backfill	Net Amount	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
									Received	Monthly		Y-T-D	Monthly
January	\$ 12,047.62	\$ -	\$ 17,616.85	\$ -	\$ (180.71)	\$ -	\$ -	\$ 29,483.76	0.38%	0.38%	\$ 17,448.96	0.15%	0.15%
February	1,220,728.86	-	14,132.84	(2,669.38)	(18,270.89)	-	-	1,213,921.43	39.01%	39.39%	1,119,020.79	42.22%	42.37%
March	198,344.81	-	13,231.80	16.52	(2,975.42)	-	-	208,617.71	6.34%	45.73%	165,349.19	5.66%	48.04%
April	285,907.88	-	15,569.69	38.56	(4,973.70)	-	45,633.15	342,175.58	9.14%	54.87%	142,818.11	4.91%	52.95%
May	103,477.67	-	16,479.31	49.85	(1,552.91)	-	-	118,453.92	3.31%	58.17%	218,423.50	7.75%	60.69%
June	1,226,122.97	-	12,327.22	167.01	(18,394.35)	-	-	1,220,222.85	39.18%	97.35%	991,115.51	37.31%	98.00%
July	27,137.44	-	16,411.39	665.31	(417.04)	-	-	43,797.10	0.87%	98.22%	42,138.83	1.03%	99.04%
August	3,720.55	-	15,187.76	88.64	(57.14)	-	-	18,939.81	0.12%	98.34%	19,574.73	0.10%	99.14%
September	-	-	13,784.01	-	-	-	-	13,784.01	0.00%	98.34%	13,947.55	0.00%	99.14%
October	8,510.88	-	18,122.29	490.16	(135.02)	-	-	26,988.31	0.27%	98.61%	21,080.49	0.21%	99.35%
November	7,213.58	-	13,127.38	504.96	(115.78)	-	-	20,730.14	0.23%	98.84%	33,526.03	0.65%	100.00%
December	-	-	18,263.91	-	-	-	-	18,263.91	0.00%	98.84%	11,278.91	0.00%	100.00%
<b>Total</b>	<b>\$ 3,093,212.26</b>	<b>\$ -</b>	<b>\$ 184,254.45</b>	<b>\$ (648.37)</b>	<b>\$ (47,072.96)</b>	<b>\$ -</b>	<b>\$ 45,633.15</b>	<b>\$ 3,275,378.53</b>	<b>98.84%</b>	<b>98.84%</b>	<b>\$ 2,795,722.60</b>	<b>100.00%</b>	<b>100.00%</b>

	Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
<b>Property Tax</b>				
General Fund	\$ 1,529,464.00	48.87%	\$ 1,513,027.12	98.93%
Debt Service Fund	1,246,230.00	39.82%	1,227,052.98	98.46%
Regional	353,816.00	11.31%	353,132.16	99.81%
<b>Total</b>	<b>\$ 3,129,510.00</b>	<b>100.00%</b>	<b>\$ 3,093,212.26</b>	

**Specific Ownership Tax**

General Fund	\$ 91,768.00	55.10%	\$ 110,880.88	120.83%
Debt Service Fund	74,774.00	44.90%	73,373.57	98.13%
<b>Total</b>	<b>\$ 166,542.00</b>	<b>100.00%</b>	<b>\$ 184,254.45</b>	

**Treasurer's Fees**

General Fund	\$ 22,942.00	48.87%	\$ 23,376.56	101.89%
Debt Service Fund	18,693.00	39.82%	18,396.76	98.42%
Regional	5,307.00	11.31%	5,299.64	99.86%
<b>Total</b>	<b>\$ 46,942.00</b>	<b>100.00%</b>	<b>\$ 47,072.96</b>	

Due To SARIA From 2023	\$ 446.83
Pledged Ptax Collected	347,832.52
Payments to SARIA	348,279.35
<b>Due To SARIA</b>	<b>\$ -</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**BLACKSTONE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$27,415,000**

**General Obligation Refunding Bonds  
Series 2017**

**Dated June 6, 2017**

**Rates ranging from 2.375% to 5.000%**

**Interest Payable June 1 and December 1**

**Bonds and Interest  
Maturing in the Year  
Ending December 31.**

	<b>Principal Due December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 500,000	\$ 1,068,125	\$ 1,568,125
2025	520,000	1,048,125	1,568,125
2026	565,000	1,035,775	1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
	<u>\$ 26,035,000</u>	<u>\$ 16,043,000</u>	<u>\$ 42,078,000</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

# Blackstone Metro District

## Operations Summary

### Architectural Requests

Status of Architectural Requests Received in November 2024

- Approved = 0
- Approved w/Stipulations = 1
- Partial Approval = 0
- Pending = 0
- Denied = 0

### *Compliance (Current Violation Statuses)*

November 13, 2024 – November 30, 2024

- Courtesy Advisory Notice = 12 (0.1% of total units)
- Cont. Violation/Fine Notice = 0 (0.001% of total units)
- Ongoing Violation/2nd Fine = 0 (0.2% of total units)
- Ongoing Violation/3rd Fine = 0 (0.001% of total units)
- Violations Corrected = 0
- Violations on Hold = 22

### Summary of Inspection

Inspection Time – 11/18/2024

New Notices – 12

Updated Notices – 0

Closed Notices - 0

Violation types not defined – 0

Basketball Backboard Requirements – 0

BBQ Grill Requirements – 1

Birdbath Requirements – 0

Business Parking Congestion – 0

Clotheslines – 0

Commercial Vehicle in Driveway – 0

Cooling or Heating Equipment – 0

Dead/Dying Landscaping – 0

Dead/Dying Lawn – 0

Dead/Dying Shrub(s) – 0

Dead/Dying Tree (s) – 1

Design Review Requirements – 0

Dog Run Requirements – 0

Exterior Antenna – 0

Hazardous Activities or Materials – 0

Improvement w/o ARC Approval – 0

Landscape Maintenance – 0

Landscape Installation Requirement – 0

Lawn Maintenance: Mowing – 0

Lawn Maintenance: Watering – 0

Legacy Violation – 0

Lots to be Maintained – 0

Misc. Improvement: Fence – 0

Missing Tree - 5

Nuisance – 0

Nuisance - Light, Sound, or Odor – 0

Owner Maintenance Responsibilities – 0

Paint Refresh Needed – 0  
Paint Requirement - Garage Door – 0  
Painting Requirement - Radon Pipes – 0  
Parking in Restricted Area – 0  
Pets: Commercial Pets – 0  
Pets: Damage Caused by Pets – 0  
Pets: Leashed Required – 0  
Pets: Pet Waste Disposal – 0  
Recreational Vehicle in Driveway – 1  
Sign: Size Limitation Exceeded – 0  
Signs: Disallowed Sign Type – 0  
Storage Area – 0

Trash Container Storage – 7  
Unsanitary Conditions – 1  
Vehicle Maintenance – 0  
Weeds in Rock Bed – 0  
Weeds on Lot – 0  
Weeds on Lot: Multiple Areas – 0  
Windows - 1



**Blackstone Metropolitan District**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**MINUTES**  
**November 19<sup>th</sup>, 2024**

**I. ATTENDANCE & CALL TO ORDER**

Board Members in attendance were Perry Deeds (zoom), Lisa Monahan, 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 & Maranda Witt (Brightstar District Management), 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 regarding 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.
1. Consider Work Orders/Proposals Sod – Mr. Zand noted mulch flip scheduled to start the week of 11/24/24.
  2. Other Landscape Matters – Mr. Zand mentioned that the team had installed and removed the flags for Veterans Day as planned. He also confirmed that they are scheduled to complete the installation of holiday décor and lights by Wednesday, the 27th.
  3. Snow Removal Discussion – The recent snowstorms and missing areas were discussed. Mr. Zand assured the group that he would address the matter with his team to ensure all District areas are serviced promptly moving forward. Director Liles requested notification when crews arrive onsite, while Director Deeds emphasized the need for crews to focus on the east side properties and to avoid blocking driveways or roadways with pushed snow.

**V. PUBLIC COMMENT**

- An owner discussed adding “missing trees” to the violation list provided in the management report monthly. Brightstar will have that item added moving forward.
- An owner discussed having management reach out to the school to be sure that they consider having their trees maintained.

## **VI. FINANCIAL REPORT**

- a. The Board reviewed the financial statements updated as of October, 2024. Upon motion duly made and seconded, upon vote, unanimously carried, the Board accepted the financial statements as submitted by CliftonLarsonAllen LLP.
- b. Approval of Special District Payroll Services Statement of Work Blackstone Metro District, with a motion from Director Monahan, a second from Director Johnston, upon vote all in favor of approval.
- c. Approval of Special District Preparation Statement of Work Blackstone Metro District, with a motion from Director Johnston, second by Director Deeds, upon vote all in favor of approval.

## **VII. MANAGEMENT REPORT**

- a. ARC/Violation Report - The District Manager facilitated a discussion regarding the newly created ARC/Violation report. The Board emphasized the importance of including “missing tree violations” in future updates. The Manager confirmed that the report will continue to be refined and expanded to incorporate all information requested by the Board. Additionally, the Board requested that Altitude Reports be consistently included in the Board packets moving forward.
- b. Current Projects – Director Monahan noted that the next mockup for the new entrance signs is still pending. Director Johnston will share the contact information for the Geo-Mapping references with the Manager.

## **VIII. CONSENT AGENDA**

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

- a. Approve October 29<sup>th</sup>, 2024 Meeting Minutes pending the correction of Director Monahan’s name.
- b. Approve Independent Contractor Agreement with Landtech Contractors, LLC for 2024 – 2025 snow removal services on Aurora streets.
- c. Approve and Ratify Payment of Claims in the amount of \$218,863.50.
- d. Approval of Proposal from SWAP for 2025 Detention Pond Inspection, Reporting and Maintenance Services.
- e. Approval of Proposal from Full Spectrum Lighting for 2025 Lighting Maintenance Services.

## **IX. COMMITTEE REPORTS**

- a. Landscape Committee
  1. No Meeting, No Updates Currently.
- b. Architectural / Design Review
  1. No Updates Currently. The committee would like a quick training session on how to review previous requests.
- c. Social Committee
  1. The committee would like to have the Masquerade Party listed on the District calendar within the website. All residents are invited to attend from 7-11pm on Saturday.
- d. Technology Committee
  1. No Updates Currently.

**X. LEGAL REPORT**

- a. Approval of License Agreement to Allow Access to Fire Hydrant to Adjacent Landowner (Toll) with a motion from Director Johnston, a second from Director Monahan, upon vote all in favor.
- b. Davey Tree Discussion - Following a discussion regarding delays and contract concerns with Davey Tree, the Board decided to terminate the agreement and proceed with a different vendor. Director Monahan made a motion to cancel the contract, which was seconded by Director Deeds. The motion was unanimously approved. Director Liles will begin obtaining bids from alternative vendors.

**XI. DIRECTOR’S ITEMS**

- a. Saria Update
  - 1. Director Jones provided updates from the recent SARIA meeting. The Board approved a motion to draft an agreement specifying that no payments would be required beyond the year 2038. It was also confirmed that the project would exclude any updates to Gun Club. Director Johnston made the motion to proceed, with Director Liles seconding, to have the third-party firm draft the agreement on behalf of the Blackstone Metro District Board.

**XII. PUBLIC COMMENT**

The Board acknowledged Dan Stone's birthday, celebrating by singing "Happy Birthday" and expressing their gratitude for his active involvement and contributions to the community.

**XIII. OTHER BUSINESS**

- The Board would like to host a Holiday Social on December 17<sup>th</sup>. They have approved for the manager to work out arrangements with the Blackstone Club to provide hors d’Oeuvres and beverages with a limit of \$3000. With a motion from Director Monahan, a second from Director Jones, upon vote all in favor.
- The board would also like to host an introductory meeting with the entire board and the Blackstone Club staff. This has been scheduled for January 21<sup>st</sup>. The manager will have this scheduled.
- Final approval for Eagle Scouts Flag project the board has motioned to approve for the manager to sign the agreement for work to be completed. A motion was made by Director Monahan, seconded by Director Jones, upon vote 4 in favor of approval, one recusal to avoid conflict of interest.

**XIV. ADJOURNMENT**

- a. Upon motion duly made by Director Deeds, seconded by Director Jones, upon vote, unanimously carried, the Board adjourned the meeting at 7:54 pm.

Minutes approved: \_\_\_\_\_ Date: \_\_\_\_\_

**BLACKSTONE METROPOLITAN DISTRICT  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
MINUTES  
November 19<sup>th</sup>, 2024**

**I. ATTENDANCE & CALL TO ORDER**

Board Members in attendance were Perry Deeds (zoom), Lisa Monahan, 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 & Maranda Witt (Brightstar District Management), and members of the public. The meeting was called to order at 5:45 pm.

**II. PRESENTATION OF PUBLIC INFRASTRUCTURE PROJECTS WITHIN THE DISTRICT.**

a. Curtis, with Clifton Larson Allen LLP, presented previous projects completed within the District.

**III. PRESENTATION OF OUTSTANDING BONDS**

a. Curtis, with Clifton Larson Allen LLP, presented bonds and payment allocations for the Metro District.

**IV. REVIEW OF UNAUDITED FINANCIALS**

a. Curtis, with Clifton Larson Allen LLP, presented the Unaudited Financial Statements.

**V. PUBLIC COMMENT**

There was discussion around the developer, at build out, turning the land over to the Metro District for a \$300,000 gain to the District.

**VI. ADJOURNMENT**

a. Upon motion duly made by Director Deeds, seconded by Director Jones, upon vote, unanimously carried, the Board adjourned the meeting at 5:59 pm.

Minutes approved: \_\_\_\_\_ Date: \_\_\_\_\_

**Blackstone Metropolitan District  
Claims Paid (11/17/2024 - 01/13/2025)**

Vendor	Invoice Number	Process Date	Amount
Aurora Water	A116530 NOV24	11/29/2024	\$ 13.81
Aurora Water	A116538 NOV24	11/29/2024	13.81
Aurora Water	A116535 NOV24	11/29/2024	13.81
Aurora Water	A116533 NOV24	11/29/2024	32.03
Aurora Water	A116539 NOV24	11/29/2024	50.25
Aurora Water	A116534 NOV24	11/29/2024	104.89
Aurora Water	A116537 NOV24	11/29/2024	370.40
Aurora Water	A116529 NOV24	11/29/2024	459.09
Aurora Water	A116532 NOV24	11/29/2024	478.04
Aurora Water	A116531 NOV24	11/29/2024	632.18
Aurora Water	A116536 NOV24	11/29/2024	870.15
CliftonLarsonAllen LLP	L241701869	11/29/2024	7,361.77
Firstbank Credit Card Center	Reimbursement S	11/29/2024	6,847.65
Jason and Carolyn Blcok	Refund	11/29/2024	165.00
Landtech Contractors, Inc	Multiple	11/29/2024	2,504.52
WIPFLI	2570976	11/29/2024	6,500.00
Xcel Energy	53-8016149-9 SEP2	11/29/2024	173.31
Firstbank Credit Card Center	Reimbursement Oc	11/30/2024	1,238.31
Xcel Energy	53-8016149-9 NOV	12/6/2024	548.56
Singing Hills Landscape Inc	42020	12/17/2024	6,694.98
Xcel Energy	53-0014753463-1	12/26/2024	161.44
Firstbank Credit Card Center	Reimbursement N	12/31/2024	7,557.03
Altitude Community Law P.C.	Multiple	1/2/2025	2,283.24
Brightstar District Management LLC	103	1/2/2025	8,788.83
Candice Nolan	Reimbursement 11	1/2/2025	49.51
CliftonLarsonAllen LLP	L241791108	1/2/2025	4,523.23
Jeanne Schwab	Reimbursement	1/2/2025	1,215.73
Landtech Contractors, Inc	Multiple	1/2/2025	132,757.10
Law of the Rockies Attorneys at Law	3	1/2/2025	3,102.83
Pet Scoop, Inc.	Multiple	1/2/2025	584.00
Sequoia Golf Blackstone Country Club	BMD0164	1/2/2025	6,278.69
Sequoia Golf Blackstone Country Club	BMD0163	1/2/2025	16,085.47
South Aurora Regional Improvement Authority	45566	1/2/2025	946.96
White Bear Ankele Tanaka & Waldron	37698	1/2/2025	6,225.36
Colorado Special District P&L Pool	25WC-60621-0332	1/6/2025	450.00
	<b>Invoice Total</b>	<b>\$</b>	<b>226,081.98</b>
Card Purchase: Costco		11/17/2024	\$ 15.26
Card Purchase: Prime Video		11/17/2024	6.41
Card Purchase: Denver 24 7 Limo		11/17/2024	148.00
Card Purchase: Amazon Music		11/19/2024	18.18
Card Purchase: Club Member Payment		11/20/2024	4,964.30
Card Purchase: Amazon Prime		11/21/2024	148.73
Card Purchase: Venmo - Colorado Balloon		11/22/2024	150.00
Card Purchase: Venmo - Jamie Luisi		11/25/2024	51.50
Card Purchase: Venmo - Kelley James		11/25/2024	51.50
Card Purchase: Venmo - Danielle Miller		11/26/2024	580.92
Card Purchase: Amaezing Entertainment		11/26/2024	1,300.00
Card Purchase: Club Member Payment		12/2/2024	63.87
Card Purchase: Denver 24 7 Limo		12/8/2024	590.00
Card Purchase: Prime Video		12/9/2024	6.41
Card Purchase: Amazon		12/9/2024	12.72
Card Purchase: Amazon		12/9/2024	14.54
Card Purchase: Sam's Southeast Liquors		12/13/2024	164.10
Card Purchase: King Soopers		12/15/2024	21.64
Card Purchase: Pindustry		12/15/2024	119.68
Card Purchase: Pindustry		12/15/2024	29.26
Card Purchase: My Neighbor Felix		12/16/2024	872.63
Card Purchase: Denver 24 7 Limo		12/17/2024	553.50
Card Purchase: Amazon Music		12/19/2024	18.18
	<b>* no transactions since 12/19/24</b>		
	<b>Card Total</b>	<b>\$</b>	<b>9,901.33</b>
	<b>Grand Total</b>	<b>\$</b>	<b>235,983.31</b>

Estimate 1– Replacing all monuments with brighter up lights.

Estimate 2– Replacing all monuments lighting with color changing upgraded lighting.

Estimate 3– Replacing all monuments lighting adding in up lights behind monuments for the trees.

Estimate 4– Replacing all monuments lighting with color changing brighter up lights, adding same red, blue, green color changing up lights to the trees behind monuments.

Monuments at the following locations. With the tree up lights.

- S Powhatan Rd. and E Mineral dr.
- E Smoky Hill Pkwy. and S. Country Club Pkwy
- S Monaghan Rd. and E Mineral pl.
- County Line Rd. and S Waterloo rd.

4x Monuments in middle of property. Not at entrances.

- County Line Rd. and S Blackstone pkwy.
- E Alder dr. and S. Blackstone pkwy.
- S Country Club Pkwy. and E Mineral drive.
- S Country Club Pkwy. and S Blackstone pkwy.

The color changing up lights are controlled by a phone app.



Serving Denver & Surrounding Areas  
 Denver, CO 80221  
 (303) 204-0949  
 matthew@fullspectrumlighting-inc.com

# Estimate

<b>ESTIMATE#</b>	2109
<b>DATE</b>	01/03/2025
<b>PO#</b>	

CUSTOMER
Blackstone Metropolitan District 7777 South Country Club Parkway Aurora CO 80016

SERVICE LOCATION
Blackstone Metropolitan District 7777 South Country Club Parkway Aurora CO 80016

## DESCRIPTION

Estimate 1			
Description	Qty	Rate	Total
Blackstone Labor	400.00	95.00	38,000.00
TRANSFORMER 300 WATT STAINLESS STEEL 2 TAPS (12V 14V) 1 COMMON TERMINAL ON-BOARD PHOTOCELL AND DIGITAL TIMER GROUNDED POWER CORD (5 FT )	15.00	382.68	5,740.20
Alliance 1200 lumens 3000k BL395-LED INTEGRATED BRASS BULLET LIGHT CAST BRASS CONSTRUCTION 1200 LUMENS 3000K DOUBLE WIRE LEAD (18 IN & 25 FT ) AND STAKE ALLIANCE	78.00	310.50	24,219.00
Low voltage lighting wire 12/24v 12/2-250 LIGHTING WIRE 12AWG 2 STRAND 250FT LOW VOLTAGE	8.00	270.00	2,160.00
1/2 in pvc conduit	200.00	9.03	1,806.00
Light fixture rocket post	78.00	51.00	3,978.00

CUSTOMER MESSAGE
Replacing all the monument light fixtures with 4x brighter decorative light fixture. This will include trenching in conduit to protect wires from being damaged from landscaping in the flower beds and installing rocket post for the light fixtures to mount onto. This includes new power supplies for the brighter low voltage lights.

**Estimate Total: \$75,903.20**

Estimate 2 RGB			
Description	Qty	Rate	Total
Blackstone Labor	400.00	95.00	38,000.00

Description	Qty	Rate	Total
Alliance BT Transformer IT2-300 300W TRANSFORMER ALLIANCE BUILT IN BLUETOOTH	15.00	734.17	11,012.55
Alliance RGB BT BL300-BT PAR LAMP BULLET LAMP W/ BLUETOOTH CONTROLLED LED MODULE DOUBLE WIRE LEAD 18" AND 25' W/ STAKE	78.00	390.84	30,485.52
Low voltage lighting wire 12/24v 12/2-250 LIGHTING WIRE 12AWG 2 STRAND 250FT LOW VOLTAGE	8.00	270.00	2,160.00
1/2 in pvc conduit	200.00	9.03	1,806.00
Light fixture rocket post	78.00	51.00	3,978.00

**CUSTOMER MESSAGE**

Replacing all the monument light fixtures with 4x brighter color changing Bluetooth lights . This will include trenching in conduit to protect wires from being damaged from landscaping in the flower beds and installing rocket post for the light fixtures to mount onto. This includes new power supplies for the brighter low voltage blue tooth lights lights.

**Estimate Total:**

**\$87,442.07**

**Estimate1 + trees**

Description	Qty	Rate	Total
Blackstone Labor	800.00	95.00	76,000.00
TRANSFORMER 300 WATT STAINLESS STEEL 2 TAPS (12V 14V) 1 COMMON TERMINAL ON-BOARD PHOTOCCELL AND DIGITAL TIMER GROUNDED POWER CORD (5 FT )	15.00	382.68	5,740.20
Alliance 1200 lumens 3000k BL395-LED INTEGRATED BRASS BULLET LIGHT CAST BRASS CONSTRUCTION 1200 LUMENS 3000K DOUBLE WIRE LEAD (18 IN & 25 FT ) AND STAKE ALLIANCE	144.00	310.50	44,712.00
Low voltage lighting wire 12/24v 12/2-250 LIGHTING WIRE 12AWG 2 STRAND 250FT LOW VOLTAGE	16.00	270.00	4,320.00
1/2 in pvc conduit	300.00	9.03	2,709.00
Light fixture rocket post	144.00	51.00	7,344.00



**CUSTOMER MESSAGE**

Replacing all the monument light fixtures with 4x brighter decorative light fixture.  
 This will include trenching in conduit to protect wires from being damaged from landscaping in the flower beds and installing rocket post for the light fixtures to mount onto. This includes new power supplies for the brighter low voltage lights.  
 Includes drilling through the brick (discreetly) to run a circuit trenched behind the monument and ran in conduit with 2 spot lights per tree.

**Estimate Total:****\$140,825.20****Estimate 2 RGB + tree**

Description	Qty	Rate	Total
Blackstone Labor	800.00	95.00	76,000.00
Alliance BT Transformer IT2-300 300W TRANSFORMER ALLIANCE BUILT IN BLUETOOTH	15.00	734.17	11,012.55
Alliance RGB BT BL300-BT PAR LAMP BULLET LAMP W/ BLUETOOTH CONTROLLED LED MODULE DOUBLE WIRE LEAD 18" AND 25' W/ STAKE	144.00	390.84	56,280.96
Low voltage lighting wire 12/24v 12/2-250 LIGHTING WIRE 12AWG 2 STRAND 250FT LOW VOLTAGE	16.00	270.00	4,320.00
1/2 in pvc conduit	300.00	9.03	2,709.00
Light fixture rocket post	144.00	51.00	7,344.00

**CUSTOMER MESSAGE**

Replacing all the monument light fixtures with 4x brighter color changing Bluetooth lights  
 This will include trenching in conduit to protect wires from being damaged from landscaping in the flower beds and installing rocket post for the light fixtures to mount onto. This includes new power supplies for the brighter low voltage lights.  
 Includes drilling through the brick (discreetly) to run a circuit trenched behind the monument and ran in conduit with 2 spot lights per tree.  
 This will include trenching in conduit to protect wires from being damaged from landscaping in the flower beds and installing rocket post for the light fixtures to mount onto. This includes new power supplies for the brighter low voltage lights.  
 Includes drilling through the brick (discreetly) to run a circuit trenched behind the monument and ran in conduit with 2 spot lights per tree.

**Estimate Total:****\$157,666.51**

**PRE-WORK SIGNATURE**

Signed By:

Full Spectrum Lighting

1630 W 54th Pl.  
 Denver, CO 80221  
 303-204-0949

# Estimate

Date	Estimate #
2/9/2024	1817

Name / Address
Blackstone Metro District Westwind Management Group LLC 27 Inverness Drive East Englewood, Co. 80112

Project

Description	Qty	Cost	Total
Pour caisson for new pole light.	32	3,300.00	105,600.00
Install new pole and solar light fixture. Boomtrucks	32	2,960.00	94,720.00
Materials, 50W Solar Pole Light-Led, 50W 2 panel kit Led, 15' pole Tenon top 4X4", base cover kit, concrete, wire and hardware.	32	3,091.85	98,939.20
Note: Work is contingent on lighting being in compliance with city ordinances.			
		<b>Total</b>	\$299,259.20

Customer Signature \_\_\_\_\_



