

**BLACKSTONE METROPOLITAN DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS
BLACKSTONE COUNTRY CLUB (CAMBRIDGE ROOM)**

March 24, 2022

MINUTES

I. ESTABLISHMENT OF A QUORUM & CALL TO ORDER:

Board Members in attendance were:

Shawn McGoff	President
Maria Elena Daniels	Treasurer
Perry Deeds	Director
Bret Erickson	Director

Rick Schroder, Secretary, was absent

Others in attendance were: Chris Herron (Westwind), Sabrina Lopez (Westwind), Clint Waldron (WBA), Curtis Bourgoiuin (CLA), and Ben Zand (LandTech), plus 9 members of the public present.

The meeting was called to order at 6:01 pm by President, Shawn McGoff. The Board, Contractors and Management Representatives briefly introduced themselves.

II. DISCLOSURE OF ANY CONFLICT OF INTEREST - There were no conflicts to disclose.

III. AGENDA REVIEW – There were no proposed changes to the agenda; it was accepted as presented.

IV. PUBLIC COMMENT – President, Shawn McGoff, opened the meeting for public comment. There was a comment on the DRC process and thanks to the District and Management for its responsiveness.

V. CONSENT AGENDA – There were no consent agenda items.

VI. GUESTS & CORRESPONDENCE

Guest: Ben Zand, Account Manager, LandTech – Reviewed the landscape report and noted the following activity; spring cleanup has been completed, pre-emergent weed application will be applied next month along with charging up the irrigation system. Approved enhancements will begin as well as the Lennar punch list items. Aeration and weed and feed to be done in May.

Plant replacement costs at the Smoky Hill entrance were reduced due to tree warranties identified. The cost has gone from \$9,654.00 to \$7,622.00 and the revised work order was accepted by the Board.

VII. COMMITTEE REPORTS

Landscape Committee

The committee discussed the proposal being worked on for the annual flower installation at Hilltop Park area and the S. Monaghan Road entry. This will be a separate contract from the landscape proposal this season, but it will be worked into future contracts as all other areas. A motion was duly made by Perry Deeds, seconded by Brett Erickson and unanimously carried to accept the annual flower installations at the noted locations, at a price not to exceed \$10,000.00 with service to be performed by Landtech.

Bret Erickson reported that Park Signage plans have some revisions needed per the City of Aurora permitting requirements. As a result, a change order will be submitted by the sign company for Board consideration.

Shawn McGoff noted that the District has seen good results on snow services so far this season. The landscape committee will identify areas in which snow stakes should be placed throughout the community and identify them on a map for future snow depth measuring by LandTech.

Backyard landscaping was discussed. There was a concern raised about completion of back yard plantings as required, especially in the newer (“Lennar”) area. Management will work with the landscape committee and respond to any reports of landscape installation compliance issues. The Board requested corner lot landscaping be reviewed for covenant enforcement compliance. This includes corner lot landscaping found to be unfinished per the design guidelines, or that which may have not been maintained over time.

Committee Member, Carol Hesketh requested that the xeriscape guidelines be clarified in the revised guidelines to allow for direction on what could be done within the community. Upon discussion, Carol agreed to seek guidance from the City on xeriscape/water wise standards that could be added to the guidelines.

The Landscape Contractor was excused from the meeting.

Advisory Committee – There was no committee report.

Design Review Committee (DRC)

Shawn McGoff, Chair, noted that there are two (2) open seats on the DRC and a call for volunteers was made.

Design Guidelines – The revised guidelines were previously presented to the Committee for review and a working session was held with the Board to review them. The draft guidelines are to be presented at the April meeting for final approval by the Board.

Architectural Consultant - Scope of Services & Proposal – Proposals are being obtained for these services for Board consideration at the April meeting.

Security / Safety Committee

Shawn McGoff, Chair, noted that comments were received from the community inquiring about gating the community. Per the City of Aurora, the streets are not owned by the community and therefore, gating cannot occur and will not be considered.

License plate cameras at the entrances were discussed as another option to enhance security. The Board noted that it is sensitive to the request and directed Management to pursue vendor options for future discussion.

Social Committee – There was no committee report.

Website Committee – There was no committee report.

VIII. MINUTES – Minutes from the special meeting of the board held on February 22, 2022, were provided for review. A motion was duly made by Maria Elena Daniels, seconded by Bret Erickson and unanimously carried to approve the February 22, 2022 special meeting minutes as presented.

IX. FINANCIAL REPORT - The financial reports and detail, including statement of claims, were presented to the Board, for the month ending February 28, 2022, by Curtis Bourgoquin with CLA. There were no unanswered questions. It was noted that the 2021 draft audit is in process. A motion was duly made by Shawn McGoff, seconded by Maria Elena Daniels, and unanimously carried to accept the financial report as presented.

X. LEGAL REPORT

The Board considered an Easement Agreement with Cherry Creek School District No. 5 related to Elementary School #45 whereby the right and left turn lanes off Blackstone Parkway will be affected. A motion was duly made by Shawn McGoff, seconded by Maria Elena Daniels and unanimously carried to accept the easement agreement to modify the median to allow for right and left turn lanes at Blackstone Parkway with Cherry Creek School District No. 5 related to Elementary School #45.

Discuss Elementary School #45 Marquee – Hours of Operation – The Board discussed hours of operation for the lighted school sign that would be reasonable for the community. It was suggested that a 6am-9pm operation time be considered.

Clint Waldron noted that Board Elections are coming up. The board discussed ballot return options. Options agreed upon include mailing to White Bear Ankele’s office, drop off at White Bear Ankele’s office, or drop off at a secure drop box which will be purchased and placed at the Wheatlands Park and Recreation Center. Ballots will mail out between April 11th – April 18th. The final day for ballots to be accepted will be May 3rd, which is election day.

Clint Waldron also provided correspondence from the City, noting that golf carts are not allowed to be driven on the streets within the community. The reason for this is that the streets in Blackstone are not owned by the community and the City of Aurora will not allow a variance for golf carts to be driven in the community. This information will be posted in the community FAQ’s and on the website as a news item.

XI. MANAGEMENT REPORT

Westwind Management Group, Manager Assignment / Transition Plan – Sabrina Lopez was introduced as the Manager assigned to the community. Paul Acevedo will be the Assistant, and DeEtt Glover will be the Accountant. A formal notice to the community via email blast and posting on the website of the updated contacts will be completed on or around April 1.

The Board discussed the meeting dates for 2022, with meetings being held the 3rd Thursdays monthly between February and November (no meetings in December or January) and alternating in-person and virtual meetings. All in-person meetings will be held at the Blackstone Country Club. Light appetizers and non-alcoholic beverages will be served. All virtual meetings will be held using Microsoft Teams. Regular meetings are planned as follows (subject to change, when posted or announced): Feb – virtual, Mar – in person, Apr – virtual, May – in person, Jun – virtual, Jul – in person, Aug – virtual, Sep – in person, Oct – virtual, Nov – in person.

XII. UNFINISHED BUSINESS

Capital Projects Status Updates:

Park Signs – Discussed under Committee Reports (Landscape)

Landscape Design (Entrances and Medians) - The City of Aurora permitting requirements have changed the original design. A change order from the Design Concepts was presented in the amount of \$18,755.00 for an updated design for the Smoky Hill Entry sign (\$11,055.00) and survey (\$7,700.00), bringing the project total from the original contract amount of \$46,790.00 to \$65,545.00. An additional proposal for graphics and plan view renderings was also presented for \$9,795.00. A motion was duly made by Brett Erickson, seconded by Shawn McGoff and carried three to one, with Maria Elena Daniels opposed, to accept the change order from Design Concepts in the amount of \$18,755.00 for the updated design and survey for the Smoky Hill entry, and to reject the graphics proposal for \$9,795.00, as recommended by the Landscape Committee.

Lighting Country Club and Hilltop Park – It was reported that this is in process, with City permits being pulled.

District Memberships / Representative Reports

SARIA – Clint Waldron mentioned that the second round of financing consideration on issuing a new series of debt on the development of the new master planned community going in nearby was being discussed, but this has no direct impact to the District or its assessments.

Wheatlands Park and Recreation Authority – Maria Elena Daniels indicated there was no report, and no recent meetings were held. There was a question regarding the discount fee for the YMCA provided to all community members. Clint Waldron agreed to look into this discount to provide further details to the members. Upon further information received on this, Shawn McGoff requested that this be posted on the website as a news item.

XIII. NEW BUSINESS

Account #86219 Fee Waiver Request – Upon review, a motion was duly made by Maria Elena Daniels, seconded by Brett Erickson and carried with Shawn McGoff abstaining, to waive the late fees totaling \$45 from this account.

XIV. PUBLIC COMMENT – A comment was made regarding the in-person meeting being great and needing to be done more often. There were no further comments shared, or questions raised, during this public comment period.

XV. ADJOURNMENT – There being no further business to conduct, a motion was duly made by Brett Erickson, seconded by Perry Deeds and unanimously carried, to adjourn the meeting at 7:44 p.m.

_____ Board Approved