

**BLACKSTONE METROPOLITAN DISTRICT**  
**www.blackstonemetro.org**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**Tuesday, February 18th, 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>Vacant</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. LANDSCAPE MAINTENANCE REPORT**

- a. Landscape Maintenance Report and Update on Approved Work Orders – Ben Zand, Account Manager, Landtech
- b. Consider Work Orders/Proposals
- c. Review Water Usage Tracking Report
- d. Discuss Irrigation Tap and Zone Mapping
- e. Discuss Arborist Proposal
- f. Other Landscape Matters

**V. 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.

**VI. FINANCIAL MATTERS**

- a. Review Unaudited Financial Statements of January 2025 (**enclosure**)
- b. Additional items TBD

**VII. MANAGEMENT REPORT**

- a. District ARC/Violation Report (**enclosure**)
- b. Project Updates:
  - i. GIS Mapping Project
  - ii. Monument Lighting Project
  - iii. Mailbox Lighting Project
  - iv. Country Club Park Sunshade Discussion
    - In need of repair/replacement
- c. Discuss Letter from Western Colorado Energy, LLC re: Purchase of Mineral Rights (**enclosure**)
- d. Consider Adoption of Resolution Establishing Guidelines for Collections (Altitude Community Law)
- e. Consider Adoption of Resolution Regarding Polices, Procedures and Penalties for the Enforcement of the Governing Documents (Altitude Community Law)

**VIII. 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 and Ratify Payment of Claims paid from 1/14/2025 – 2/11/2025 in the amount of \$174,526.66 (**enclosure**)
- b. Approve January 21, 2025 Meeting Minutes

**IX. COMMITTEE REPORTS**

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

**X. LEGAL MATTERS**

- a. Update on May 6, 2025 Director's Election

**XI. DIRECTOR'S ITEMS**

- a. Potential Clubhouse/Pool Discussion (Perry)
- b. Discussions around creating Communications Committee (Lisa)
- c. Discussion around obtaining a mobile app (Perry)
- d. Community Lighting (Perry)
- e. Pet Scoop Discussion (Marty)
- f. Discuss Community Survey (Perry)

**XII. PUBLIC COMMENT**

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**XIII. OTHER BUSINESS**

**XIV. ADJOURNMENT**