

**BLACKSTONE METROPOLITAN DISTRICT**  
**SPECIAL MEETING OF THE BOARD OF DIRECTORS | MINUTES**  
**FEBRUARY 22, 2022**  
**(VIRTUAL MEETING)**

**I. ESTABLISHMENT OF A QUORUM & CALL TO ORDER:**

Board Members in attendance were:

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

Others in attendance were: Chris Herron (Westwind), Jessica Hanson (Westwind), Clint Waldron (WBA), Heather Hartung (WBA), Curtis Bourgouin (CLA), Ben Zand (LandTech), Erik Spring (DCLA) and Matt Roth (DCLA), plus 24 members of the public signed on to the meeting.

The meeting was called to order at 6:01 pm by President, Shawn McGoff.

**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. Donald Myers addressed the Board and inquired about lighting at the entrances in the Lennar areas. Mr. McGoff noted that this remains a work in progress, pending the establishment of ownership and maintenance responsibility in these areas between the District and the Club.

**V. CONSENT AGENDA** – There was a motion made by Bret Erickson, seconded by Maria Elena Daniels and carried unanimously, to approve all consent agenda items, as follows:

Approve Revisions to Collections Policy

Ratify LandTech Winter Watering & Tree Wrap Proposal in the amount of \$10,420.00

Approve Resolution Designating the District’s 24-Hour Posting Location

**VI. GUESTS & CORRESPONDENCE**

Guest: Ben Zand, Account Manager, LandTech – Reviewed the landscape report and noted the following activity for the prior month; spring cleanup in process, including cutting ornamental grasses, winter site visits are ongoing, to include dog waste station emptying. He also mentioned that for spring irrigation start up, they are following up on the City of Aurora Water Variance program information management provided, March maintenance will include weed control/pre-emergent applications as weather dictates, and that the annual flower order will be completed.

Correspondence: 7790 S Blackstone Pkwy had submitted communication for the Board’s review regarding the project plans for the Cherry Creek School District which were impacting requirements for curb/ramps by the City of Aurora which would impact some homeowners’ properties. Shawn McGoff noted that this matter had been reviewed and resolved from the Metro District perspective, as the homeowners were able to work it out to their satisfaction with both the school district and the city.

**VII. COMMITTEE REPORTS**

### **Landscape Committee**

LandTech provided a Gravel Path Repair Proposal for Board consideration. Ben Zand answered questions regarding the nature of, and life-expectancy of the project. On a motion made by Shawn McGoff and seconded by Bret Erickson, the Board unanimously approved the restoration of the gravel path, from the cul-de-sac at S. Queensburg Wy, to the drainage way behind it, and out to Powhatan Rd., using approximately 12 tons of ¾" mountain granite, compacted for stability, in the amount of \$3,480.00.

A proposal from Tree Analysis Group for their consulting services regarding the 2022 Tree Planting Implementation was provided to the Board for review. Bret Erickson, Landscape Committee Chair, noted that the tree planting project was already up to phase 5, primarily focusing on Blackstone Parkway. A motion made by Bret Erickson and seconded by Shawn McGoff was approved unanimously to accept the proposal in the amount of \$3,740.00.

SWAP (Storm Water Asset Protection LLC) provided a proposal for conducting a Detention Pond Inspection and creating a Maintenance Manual, to include completing the required reporting to the City of Aurora on an annual basis. On a motion duly made by Shawn McGoff and seconded by Maria Elena Daniels, the proposal in the amount of \$6,000.00 was approved as submitted.

Design Concepts representatives provided a detailed overview of the plans and anticipated costs for various Entries, Roundabouts, Medians in the community. Members of the Landscape Committee noted that they had given careful consideration to the plans and pricing proposals and requested the Board's confirmation to continue the process of taking these design plans to the City of Aurora review stage. The Board agreed.

Ownership and Maintenance Property Mapping - two proposals were provided and reviewed by the Board. A motion was made by Bret Erickson and seconded by Shawn McGoff to accept the proposal from CORE Consultants to develop a new Operations & Maintenance Map of the District in the amount of \$1,200.00.

The Landscape Contractor was excused from the meeting at 7:31 pm.

**Advisory Committee** – There was no committee report.

### **Design Review Committee (DRC)**

Design Guidelines – Jessica Hanson presented information on the draft guidelines updates currently under review. She noted some specific items which will need Board consideration. Given the detail in the document, she recommended the Board conduct a working session to go through the Guidelines document specifically. The Board agreed to set a meeting on Tuesday, March 8<sup>th</sup> for this purpose.

Architectural Consultant - Scope of Services & Proposal – Jessica noted that she and the incoming District Manager, Sabrina Lopez, will be obtaining proposals for these services for Board consideration at an upcoming meeting.

Gates in Fences – it was determined to include this item for discussion in the upcoming work session, as well, since it relates to architectural controls.

Short Term Rentals - information was received from the District's covenant compliance legal firm that the documents do not restrict owners' ability to rent their property.

Enforcement of Parking Restrictions – District’s counsel reviewed the current circumstances regarding enforcement of parking on the public streets. The Board determined not to take any further action on this item at this time.

Request for extension of time to complete improvements – E. Links Pl the Board carefully reviewed and considered this matter and engaged in conversation with the lot owner, who was in attendance. On a motion duly made by Bret Erickson, seconded by Shawn McGoff, and carried unanimously, the Board determined to proceed with counsel’s recommendation to have the covenant enforcement special attorney prepare an agreement for / with the lot owner (at his expense), to require completion of the construction on this lot by August, 2022.

Covenant compliance variance request (basketball hoop) – S. Queensburg Wy was reviewed by the Board. Shawn McGoff made a motion, which was seconded by Perry Deeds and agreed to unanimously by the Board to deny the variance request for the basketball hoop as proposed.

Architectural variance request (stucco) - E. Long Circle was reviewed by the Board. It was noted that the DRC recommended approval of the variance, and that similar variances had previously been granted for construction materials. On a motion duly made by Maria Elena Daniels, and seconded by Bret Erickson the variance request was approved unanimously, as submitted.

**Security / Safety Committee** – There was no committee report.

**Social Committee** – There was no committee report.

**Website Committee** – There was no committee report.

**VIII. MINUTES** – Board minutes from the November 15, 2021 meeting were provided for review. A motion was made by Maria Elena Daniels, seconded by Bret Erickson to approve the minutes as presented. The motion carried without objection.

**IX. FINANCIAL REPORT**

Financial Statements - The financial reports and detail, including statement of claims, were provided for December 2021, and were reviewed by Curtis Bourgoquin with CLA. There was a question regarding what was budgeted in the Operating Fee Fund for the next election. Curtis noted it was \$40,000.00. He also noted that the amount of property tax collected year over year from 2020-2021 remained stable. Finally, he noted, that barring any objection, the year-to-date statement (ending 2/28/22) would be presented to encompass both January and February financial reports, at the March meeting. On a motion by Shawn McGoff and which was seconded by Maria Elena Daniels, the financial report was accepted unanimously.

**X. LEGAL REPORT** – There was no legal report.

**XI. MANAGEMENT REPORT**

Manager Assignment / Transition Plan – Chris Herron noted that the incoming manager, Sabrina Lopez, was out on leave, returning March 22<sup>nd</sup>, at which time the transition will be completed, not later than April 1<sup>st</sup>. It was also noted that the Administrative Professional to serve the community going forward, will be Sabrina’s Administrative Assistant, Paul Acevedo.

**XII. UNFINISHED BUSINESS**

Capital Projects Status Update – Bret Erickson provided an update on the Park Signs, noting that they are still in the permitting process with the city, but they are getting closer. The materials for the signs are already ordered.

**District Memberships / Representative Reports**

SARIA - Shawn McGoff mentioned that the bond counsel has been assigned for a potential SARIA financing which will include the new master planned community going in nearby, in late 2023.

Wheatlands Park and Recreation Authority – Maria Elena Daniels indicated there is no report, as the WPRA has not had a recent meeting.

**XIII. NEW BUSINESS**

Lighting Proposal, Hilltop Park and Country Club Park - Maria Elena Daniels reviewed the proposals and other information from Full Spectrum Lighting. After discussion, there was a motion by Bret Erickson, seconded by Perry Deeds and unanimously approved by the Board to approve both park lighting proposals and plan, as submitted.

Monument Pillar & Fence Damage – three repair / replacement proposals for the vehicular damage to the 3 fence panels and brick column at the corner of Smoky Hill Rd. and Country Club Parkway were reviewed. A motion was made by Brett Erickson, seconded by Perry Deeds and was carried with four votes in favor and one abstention (Shawn McGoff) to approve the Aspen Group proposal in the amount of \$8,293.43, with the understanding that the Club and District will share this cost 50%/50%.

**XIV. PUBLIC COMMENT** – A homeowner asked about private security which was an item of consideration in prior meetings. Shawn McGoff advised that this was no longer under consideration. A homeowner commented on recent improvements proposed and appreciated the consideration being given to where best to spend the District’s funds, and echoed Maria Elena Daniels suggestion regarding surveying the community for large scale / high cost initiatives. There were no further comments shared, or questions raised, during this public comment period.

**XV. ADJOURNMENT** – There being no further business to conduct, there was a motion by Shawn McGoff and seconded by Maria Elena Daniels, and which was carried with no objection, to adjourn the meeting at 8:48 p.m.

\_\_\_\_\_Board Approved