

BLACKSTONE METROPOLITAN DISTRICT

www.blackstonemetro.org

REGULAR MEETING OF THE BOARD OF DIRECTORS

Tuesday, August 20, 2024 | 6:00 pm

Blackstone Country Club (7777 South Country Club Parkway, Aurora, CO 80016)

Link:

<https://4shoa.zoom.us/j/86917834310>

Meeting ID: 869 1783 4310

Call-in Number: +1-719-359-4580

AGENDA

I. ATTENDANCE & CALL TO ORDER

Board Members:

| | | |
|----------------|----------------|------------------|
| Perry Deeds | President | Term to May 2025 |
| Aaron Jones | Director | Term to May 2027 |
| Lisa Monahan | Vice President | Term to May 2027 |
| Marty Liles | Secretary | Term to May 2025 |
| Brent Johnston | Treasurer | Term to May 2025 |

Management Representative: Beau McMahan (Brightstar)

District Consultants / Contractors: Clint Waldron (WBA), Curtis Bourgouin (CliftonLarsonAllen LLP), Ben Zand (LandTech), Jeffrey B. Smith (Altitude Law),

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. Other Landscape Matters

V. ALTITUDE LAW

- a. Introduction from Jeffrey Smith

VI. 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 it will refer the items for follow up. Please click on raise hand, during the time of Public Comment.

VII. FINANCIAL REPORT

- a. Review Unaudited Financial Statements **(enclosure)**
- b. Discuss and Schedule Meeting to Discuss District Finances/Budget and Bonds
- c. Other Financial Matters

VIII. MANAGEMENT REPORT

- a. District Management Report
- b. Update on Management Transition
- c. Other Management Matters

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 July 9, 2024 Special Meeting Minutes **(enclosure)**
- b. Approve July 16, 2024 Special Meeting Minutes **(enclosure)**
- c. Approve July 30, 2024 Special Meeting Minutes **(enclosure)**
- d. Approve and Ratify 2023 Annual Report **(enclosure)**
- e. Approve and Ratify Payment of Claims in the amount of \$67,869.99 **(enclosure)**
- f. Ratify Independent Contractor Agreement with Brightstar Management Group **(enclosure)**
- g. Ratify Independent Contractor Agreement with Davey Resource Group **(enclosure)**
- h. Ratify Software as a Service Agreement with Davey Resource Group **(enclosure)**

X. COMMITTEE REPORTS

- a. Landscape Committee
 - i. Capital Projects
 1. Final Acceptance of Blackstone Entryways and Medians **(enclosure)**
 2. Status of Singing Hills Reimbursement for Full Spectrum Lighting Electrical Work **(enclosure)**
 - ii. Water Wise Landscaping – Assessment and Rebates
- b. Architectural/Design Review
- c. Social Committee
- d. Website Committee

XI. LEGAL REPORTS

- a. Memorandum Regarding District Contracts (**enclosure**)
- b. Other Legal Matters

XII. DIRECTOR'S ITEMS

- a. Review Proposal for Equipment to Stream Board Meetings
- b. Discuss Board Packet Distribution Platforms
- c. Discuss District Sponsorship for Eagle Scout Project
- d. ARI Mill Levy/SARIA Discussion
 - i. Recap of SARIA Board Meeting
 - ii. Discuss Master Plan Number Three
 - iii. Discuss ARI Options
 - iv. Consider Authorizing Engagement of Special Counsel
- e. Tips for Being an Effective Board Member (**enclosure**)

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 it will refer the items for follow up. For in-person meetings, please sign in. For virtual meetings, please click on raise hand, during the time of Public Comment.

XIV. OTHER BUSINESS

XV. ADJOURNMENT