

Blackstone Metropolitan District
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES
September 17, 2024

I. ATTENDANCE & CALL TO ORDER

Board Members in attendance were Perry Deeds, Lisa Monohan, Brent Johnston, Aaron Jones were present. Mr. Lyles was absent and excused from this meeting.

Also, in attendance were Clint Waldron (White Bear Ankele Tanaka & Waldron), Ben Zand (Landtech Contractors, LLC), Curtis Bourgouin (CliftonLarsonAllen, LLP), Laura Reese, and 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

III. AGENDA REVIEW / UPDATES OR APPROVAL

IV. LANDSCAPE MAINTENANCE REPORT

- a. Mr. Zand reviewed the Landscape Maintenance Report and gave an update on Approved Work Orders with the Board. Mr. Zand noted the ornamental grasses were cut down. Weekly services are ongoing, and the wedding is being completed on Blackstone Parkway.
1. The snow removal for 2024-2025 updated contract, the Board told Mr. Zand to proceed like he did last year and to contact the City of Aurora.
 2. The Board would like him to get with the arborist for the 2025 tree replacement
 3. When Mr. Zand meets with the arborist, the board would like Mr. Lyles to be present.

V. ALTITUDE LAW

- a. No action needed

VI. PUBLIC COMMENT

- A homeowner brought up Hilltop Park and renovated it. This will include a gazebo and special needs access as well. The board asked for three more bids and Mr. Waldron would scan over the document the homeowner presented.

VII. FINANCIAL REPORT

- a. The Board reviewed and did a budget meeting on 9/25/2024, Laura Reese with Brightstar Management was present.

VIII. MANAGEMENT REPORT – Tabled until next meeting

IX. CONSENT AGENDA

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

- a. Approve August 20, 2024 Special Meeting Minutes
- b. Approve July 16, 2024 Special Meeting Minutes
- c. Approve July 30, 2024 Special Meeting Minutes
- d. Approve and Ratify 2023 Annual Report
- e. Approve and Ratify Payment of Claims in the amount of \$67,869.99
- f. Ratify Independent Contractor Agreement with Brightstar Management Group
- g. Ratify Independent Contractor Agreement with Davey Resource Group
- h. Ratify Software as a Service Agreement with Davey Resource Group

X. COMMITTEE REPORTS

a. Landscape Committee

1. Capital Projects

- i. Final Acceptance of Blackstone Entryways and Medians – The Board Released the payment of \$20,000
- ii. Status of Singing Hills Reimbursement for Full Spectrum Lighting Electrical Work – Mr. Deeds tabled this until more information is received.

2. Water Wise Landscaping – Assessment and Rebates – Deferred.

- b. Architectural / Design Review – No action needed at this time.
- c. Social Committee – Ms. Morgan provided an update stating that they are still within the budget. November they are planning to do a masquerade ball for the homeowners. The Social committee is looking into events for the 2025 year.
- d. Website Committee – They would like us to direct more homeowners to the website. The committee would like more members to join, and they would like to change their name to the Technology Committee.

XI. LEGAL REPORT

- a. No action needed at this time

XII. DIRECTOR'S ITEMS

- a. The Board deferred the Board Packet Distribution Platforms discussion. Tabled
- b. Mr. Wyatt Johnson presented to the board the cost and location and said that they may need more flags. Mr. Wyatt came up with a permeant solution for them. The board asked to be provided with the cost of everything at the next board meeting.
- c. ARI Mill Levy/SARIA Discussion
 - 1. Recap of SARIA Board Meeting – Director Jones provided the Board with a recap. They were provided with a counteroffer and Saria informed them that they would hear soon regarding the counteroffer.

XIII. PUBLIC COMMENT

None.

XIV. OTHER BUSINESS

- Laura Reese (Brightstar Management) talked about the Alliance Portal and that everything is set up properly for the homeowners to make a one-time payment or recurring. She is still looking into companies that will not charge for debit or credit cards but is unable to find any.
- Anna (Streamline Representative) brought up the intranet sight, that would cost \$350.00, and this will hold all the data. The board tabled this until they have more information.

XV. ADJOURNMENT

- a. Upon motion duly made by Director Deeds, seconded by Director Jones, upon vote, unanimously carried, the Board adjourned the meeting at 8:21 pm.

Minutes approved: _____

Date: _____

1-21-25