

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
FEBRUARY 16, 2011**

A special meeting of the Board of Directors of the Bowles Metropolitan District was duly held Wednesday, February 16, 2011, at 4:30 p.m., at The Village Center, 7255 Grant Ranch Boulevard, Littleton, Colorado. The meeting was open to the public.

In attendance were Directors:

David A. Hobart
Donald Korte
Jan C. Cranor
Timothy LaPan

Also in attendance were:

David Peak; R.S. Wells LLC
Jody Bost; CoCal Landscape
Pedro Flores; CoCal Landscape
Mike Podeyn; 7071 W. Arlington Dr., Littleton, CO 80123

Administrative

Matters

Agenda

Director Cranor called the meeting to order and declared a quorum. Following discussion, upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved the agenda as amended.

Minutes

The Board reviewed the minutes of the January 11, 2011 special board meeting. After discussion, upon a motion duly made by Director Hobart, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the minutes of the January 11, 2011 special meeting as presented.

2011 Accounting Services

Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved the engagement letter with Simmons & Wheeler, P.C. for 2011 accounting services as presented.

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Community Issues

None.

Financial Matters

Review and Approve Claims through January 2011 Totaling \$76,146.69,
Represented by Check Numbers 6231 through 6250

Mr. Peak presented the claims to the Board. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved the January 2011 claims totaling \$76,146.69, represented by check numbers 6231 through 6250.

Review and Accept Unaudited Financial Statements as of December 31, 2010

Mr. Peak presented the unaudited financial statements to the Board as of December 31, 2010. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board accepted the unaudited financial statements as presented.

Legal Matters

None.

Capital Improvements/ Operations Matters

Landscape Maintenance Report

Mr. Flores presented the "Excellence in Landscape Maintenance" award from the Associated Landscape Contractors of Colorado to the Board that CoCal Landscape has received for the landscape maintenance at Grant Ranch.

Ms. Bost reviewed the landscape report with the Board. She reported that crews had excavated the 12 inch irrigation line that goes under the access road to the Bowles Reservoir. She also reported that annual color has been approved by the HOA. Director LaPan asked CoCal if Swingle was using any of the new fertilizer products that are out on the trees. Ms. Bost indicated that she would check but that she thought they were using a liquid fertilizer and not granular.

Ms. Bost said crews were focusing on pruning the burning bush at the monument signs. She inquired of the Board their opinion on hard pruning the rabbit brush in Tract O. The Board agreed to hard pruning only on certain brush that encroached on pathways and only moderately in the open spaces.

Week of 1/2/11

Trash cans were emptied and re-lined as needed
Checked twice and filled pet pick-up dispensers as needed
Trash pick-up from grounds
Cleaned inlets and outlets of detention ponds
Pruned roses along Grant Ranch Boulevard

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Cut ornamental grasses at the monument signs
Removed juniper debris left by electrical contractor or Xcel on 1/4/11

Week of 1/9/11

Trash cans were emptied and re-lined as needed
Checked twice and filled pet pick-up dispensers as needed
Picked up trash on grounds
Continued leaf clean-up throughout property
Snow clearing performed 1/9 and 1/10 for HOA and District areas

Week of 1/16/11

Trash cans were emptied and re-lined as needed
Checked twice and filled pet pick-up dispensers as needed
Picked up trash on grounds
Pruned roses in Tracts E, F and H
Cleaned inlets and outlets of detention ponds
Snow clearing performed for HOA on 1/20

Week of 1/23/11

Trash cans were emptied and re-lined as needed
Checked twice and filled pet pick-up dispensers as needed
Picked up trash on grounds
Started dormant pruning along Grant Ranch Boulevard
Reviewed irrigation sleeving to be done at Isthmus Park
Requested locates in Isthmus Park and met locators on site

Work Scheduled for February

Continue dormant pruning
Snow clearing as needed
Irrigation line sleeving in Isthmus Park

Review and Consider Work Orders with CoCal Landscape

No work orders were presented for consideration.

Review and Consider Other Work Order / Proposals

1. Pump House / Arapahoe Pumping Systems, Inc. - \$1,780

Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved the work order as presented.

2. Storm Water Monitoring Proposal / JOATA Solutions

Following review and discussion, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the Storm Water Monitoring Proposal with JOATA Solutions as presented.

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3. Isthmus Nature Park 2011 Maintenance Proposal / Ark Ecological Services

This item was tabled until the next board meeting and the Board asked Mr. Peak to invite Ray Sperger to present his proposal at that time.

Other
Business

Review Bid/Design for Portable Toilet Enclosures

Mr. Peak distributed the bid/design for portable toilet enclosures to the Board. The Board requested that the Request for Proposals (RFP) be prepared and presented at the March board meeting.

Confirm Quorum for March 8, 2011 Board Meeting

The Board confirmed a quorum for the March 8, 2011 regular board meeting.

Adjournment

Upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board adjourned the meeting at 5:35 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL FEBRUARY 16, 2011 MINUTES OF THE BOWLES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW.

Jan C. Cranor

Donald W. Korte

David A. Hobart

Timothy LaPan