

## RECORD OF PROCEEDINGS

---

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
APRIL 11, 2023

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, April 11, 2023, at 4:30 p.m., at the Village Center. The meeting was open to the public.

### ATTENDANCE

#### **Directors In Attendance Were:**

Timothy LaPan, President  
Donald W. Korte, Treasurer  
Leigh C. Chaffee, Assistant Secretary  
Linda Lutz-Ryan, Assistant Secretary

#### **Also, In Attendance Were:**

Nic Carlson, Ashley Heidt, and Anna Jones; CliftonLarsonAllen LLP ("CLA")  
Johnny Jimenez and Ross Brown; Designscapes Colorado Inc.  
Tom Hewett; Grant Ranch Master HOA Manager  
Derek Fox; Davey Tree  
Alan Lee, Chris Browning and Paul Lefever; Residents

### ADMINISTRATIVE MATTERS

**Call to Order & Agenda:** The meeting was called to order at 4:30 p.m. by Director LaPan.

The Board reviewed the agenda for the meeting.

Following discussion, upon a motion duly made by Director Lutz-Ryan, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the agenda, as amended to include discussion on the pathway to pump house.

**Potential Conflicts of Interest:** There were no additional conflicts of interest disclosed.

**Quorum/Confirmation of Meeting Location/Posting of Notice:** Mr. Carlson confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, it was determined to conduct the meeting at the above-stated date, time and location.

## RECORD OF PROCEEDINGS

---

It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

**Public Comment:** Mr. Browning noted that the fence behind his house in leaning. Mr. Carlson noted that he has sent this to Homestead Fencing to see if they can repair it. It was noted that one side of the fence is on private property and the other side is owned by the Town of Bowmar.

Mr. Hewett asked about the retaining wall in the NW entrance of the Orchards. It was noted that this is on Grant Ranch HOA property.

**March 14, 2023 Board Meeting Minutes:** Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the March 14, 2023 Board Meeting Minutes, as presented.

### FINANCIAL MATTERS

**Claims in the amount of \$107,518.58:** Mr. Carlson reviewed the claims with the Board. Director Korte noted that the directors have not received their fees for any of the meetings this year. Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Claims, as presented.

### MANAGEMENT MATTERS

#### **Operational Updates and Action Items**

##### **Landscape:**

**General Update:** Mr. Jimenez provided an update to the Board.

**Proposal to Install Rock at Sunset Park in the Amount of \$22,046.95:** Director LaPan reviewed the proposal. Following review, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal to install rock at Sunset Park in the amount of \$22,046.95.

**Proposal to Install Rock at Blue Heron Park in the Amount of \$8,820.66:** Director LaPan reviewed the proposal. Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal to install rock at Blue Heron Park in the amount of \$8,820.66.

**Proposal for Leaning Post with Breaker in the amount of \$543:** Mr. Jimenez reviewed the proposal with the Board. Following discussion, the Board ask Mr. Jimenez to resubmit the proposal with the costs broken

## RECORD OF PROCEEDINGS

---

out.

**Discussion on 2023 Irrigation Rates:** Mr. Carlson reviewed the irrigation recap.

**Resolution Approving Increase in Non-Potable Water Rates:** Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Resolution Approving Increase in Non-Potable Water Rates with an increase in rates to \$4.00.

**Pathway to Pump House:** Director Chaffee questioned District maintenance of Tract F in Belmont Shores. Discussion followed; no action was taken and the board determined to continue routine maintenance of the tract.

**Other:**

**Davey Tree:**

**General Update:** Mr. Fox provided an update to the Board.

**Emergency Tree Removal in the amount of \$1,850:** Mr. Fox reviewed the tree removal with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board ratified approval of the Tree Removal.

**Stump Grinding Proposal in the Amount of \$800:** Mr. Fox reviewed the proposal. No action was taken.

**Board Member Information on the Website:** Director LaPan noted that he wants the past Board members and their terms listed on the website.

**Concrete Repairs and Budgetary Estimate:** Mr. Carlson reviewed the estimate with the Board. Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved delegating authority to Director LaPan to authorize a final proposal for concrete work in an amount not to exceed \$55,000.

DISTRICT  
ENGINEER

**Other:** None.

OTHER BUSINESS

**Other:** The Board thanked Director Chaffee for his time serving on the Board.

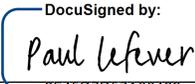
## RECORD OF PROCEEDINGS

---

### ADJOURNMENT

There being no further business to come before the Board Director Chaffee adjourned the meeting at 5:55 p.m.

Respectfully submitted,

By  Paul Wefner  
9E45D7D57A00469  
Secretary for the Meeting