

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JULY 9, 2024

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, July 9, 2024, at 4:30 p.m., at the Village Center, 7255 Grant Ranch Blvd, Littleton, CO 80123. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Timothy LaPan, President
Paul Lefever, Secretary
Donald W. Korte, Treasurer
Alan R. Lee, Assistant Secretary
Linda Lutz-Ryan, Assistant Secretary

Also, In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez; Designscares Colorado Inc. ("Designscapes")
Derek Fox; The Davey Tree Expert Company ("Davey Tree")
Melanie Carpenter and Todd Wenskoski; Livable City Studios
Tom Hewett; Grant Ranch Village HOA
Steve Sleth, Bob Lavanger, Al Chernosky, Ruthann Moony, John Avery, and Patricia Lindsly; members of the public

ADMINISTRATIVE MATTERS

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

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the agenda, as amended.

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

Quorum/Confirmation of Meeting Location/Posting of Notice: The presence of a quorum was confirmed.

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.

It was further noted that notice of the time, date and location was duly posted

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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: Members of the HOA would like to form a committee to discuss the maintenance agreement. Director Lefever noted that the District has been working with legal to get a new agreement drafted. Discussion ensued. Mr. Hewett also noted that the HOA would like to switch the grass in the tree lawns to native grass. There were additional comments on irrigation pressure, primarily within Dorado Greens. The Board directed CLA to coordinate meeting with HOA representatives to discuss landscape maintenance agreement.

There were comments regarding fireworks being set off in Blue Heron Park and the fire that occurred.

Mr. Chernosky noted that the new aerator is working great at Blue Heron Park and the water quality is good. He requested that the District spray the whole pond and not just the shoreline since the mosquitos are bad. Mr. Carlson with follow-up with ERS.

Minutes from the June 11, 2024 Regular Board Meeting: Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the minutes from the June 11, 2024 regular Board meeting, as presented.

MANAGER MATTERS

Landscape:

General Update: Mr. Jimenez provided an update to the Board. Director Lutz-Ryan noted that to help with issues at Blue Heron Park, they could place a fence at the entrance and exit which closes at dusk and opens at dawn.

Proposal from Designsapes for the Installation of New Edging, Removal of Stumps, and Addition of New Fabric and Mulch in Dave Trail Native Bed in the amount of \$1,420.00: Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal from Designsapes for the installation of new edging, removal of stumps, and addition of new fabric and mulch in Dave Trail native bed in the amount of \$1,420.00, as presented.

Proposal from Designsapes for Installation of Service Berry in Blue Heron Turn-Around in the amount of \$1,260.00: Following review, upon a motion duly made by Director Lefever, seconded by Director Korte

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and, upon vote, unanimously carried, the Board approved the proposal from Designscares for the installation of Service Berry in the Blue Heron turn-around in the amount of \$1,260.00, as presented.

Proposal from Designscares for the Installation of New Edging, Removal of Stumps, and Addition of New Fabric and Mulch in Detention Pond Off of Ida in the amount of \$3,119.17: Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal from Designscares for the installation of new edging, removal of stumps, and addition of new fabric and mulch in the detention pond off of Ida in the amount of \$3,119.17, as presented.

Proposal from Designscares for the Installation of New Mulch and Plants in Lees Park in the amount of \$10,202.25: Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal from Designscares for the installation of new mulch and plants in Lees Park in the amount of \$10,202.25, as presented.

Davey Tree:

General Update: Mr. Fox provided an update to the Board, noting that they are behind on stump grinding. He will also look into the burnt tree in Blue Heron.

Homestead Painting LLC Proposal for Rail Fence Around Camden Lakeway Apartments (“Camden”) in the amount of \$21,500.00: Mr. Carlson noted that he has reached out numerous times to Camden with no response. Mr. Hewett stated that the HOA is not in favor of repairing a split rail fence if Camden does not assist with covering the cost. The Board decided to table this item until Camden responds.

Homestead Painting LLC Proposal for Rail Fence Repairs Near Regetta in the amount of \$18,490.00: Mr. Carlson reviewed the proposal with the Board. Discussion ensued and the Board tabled the item.

Statutorily Required Documents Posted on Website and Remediation Services: This item was deferred.

ENGINEERING MATTERS

Playground: Ms. Carpenter provided an update to the Board and clarified next steps. The Board approved the playground plan and bid package. CLA and Livable City Studios to coordinate publication of invitation to bid and solicitation of bids for presentation in August.

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Shade Structures Vs. Trees or Combination Thereof and Contract Items: Ms. Carpenter reviewed the price of shade sails versus the trees. Discussion ensued. The Board determined to move forward with the tree option.

Stormwater Enhancements: No update was presented.

Wrought Iron Fence: Mr. Carlson provided an update to the Board, noting that there are around ten agreements still needing signatures. CLA will create a map with all agreements received. The Board gave CLA discretion to continue reaching out for unsigned agreements.

FINANCIAL MATTERS

Prior Claims in the amount of \$172,137.73: Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board ratified the prior claims in the amount of \$172,137.73, as presented.

May 31, 2024 Unaudited Financial Statements: Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the May 31, 2024 Unaudited Financial Statements, as presented.

LEGAL MATTERS

None.

DIRECTOR MATTERS

None.

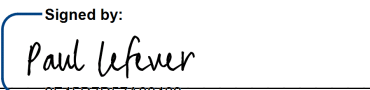
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board adjourned the meeting at 6:22 p.m.

Respectfully submitted,

By 
Secretary for the Meeting