

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MAY 10, 2022

A special meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, May 10, 2022, at 3:30 p.m., at the Village Center. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Donald W. Korte, Treasurer- Arrived at 4:27 p.m.
Leigh Chaffee, Assistant Secretary
Timothy LaPan, Assistant Secretary
Linda Lutz-Ryan, Assistant Secretary

Director Dougherty was absent and excused.

Also, In Attendance Were:

Anna Jones, Shauna D'Amato and Nic Carlson; CliftonLarsonAllen LLP ("CLA")
Rob Massengale, Johnny Jimenez and Cora Castegneri; Designscapes Colorado Inc.
Jeremy Wuertemburg; Homestead Fencing
Paul LeFever; Grant Ranch Master HOA Manager

ADMINISTRATIVE MATTERS

Call to Order & Agenda: The meeting was called to order at 3:30 p.m. by Director Chaffee.

Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board excused the absence of Director Dougherty.

The Board reviewed the Agenda for the meeting.

Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

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.

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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 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.

Minutes from the April 12, 2022 Regular Board Meeting: Following review, upon a motion duly made by Director Lutz-Ryan, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the Minutes from the April 12, 2022 Regular Board Meeting, as presented.

Public Comment: Mr. LeFever addressed the Board regarding some tree removal requests made by a resident and noted that Davey Tree will look into the issues and has the resident's information. Mr. LeFever also informed the Board that a homeowner wants to confirm that they have an Ash Borer tree on their property. Mr. Fox will follow up with the resident.

FINANCIAL MATTERS

March 31, 2022 Unaudited Financial Statements: Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the March 31, 2022 Unaudited Financial Statements, as presented.

Claims in the amount of \$76,770.94: Following review, upon a motion duly made by Director LaPan, seconded by Director Chaffee and, upon vote, unanimously carried, the Board accepted the Claims in the amount of \$76,770.94, as presented.

Other: None.

MANAGEMENT MATTERS

Operational Updates and Action Items: It was noted that all trees have been planted in Blue Heron, Sunset and Isthmus Park but they are still waiting on plants for Isthmus Park.

Landscape:

Hydro Systems KDI Project and irrigation Mapping: Mr. Massengale provided an update to the Board regarding the irrigation system.

Current/Outstanding Proposals: Mr. Massengale reviewed the current

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and outstanding proposals with the Board, noting all planting tracts for tracts F and G are up to date.

Davey Tree:

General Update: Mr. Carlson reviewed the general update with the Board.

Sunset Park Tree Removal Proposal in the Amount of \$785.00: Mr. Carlson noted that the work on these trees has been completed, but it needs ratification. Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board ratified approval of the Sunset Park Tree Removal Proposal in the amount of \$785.00.00.

Pond Update:

Account Manager: Mr. Carlson updated the Board on Mr. Pritchett's resignation from EcoResource Solutions.

Sunset Park:

Grant Ranch Master HOA Community Picnic Request: Mr. LeFever reviewed the request with the Board noting that it will take place on June 11th and 11:00 a.m. and asked for the fee to be waived. The Board waived the fee. Mr. LeFever noted that food trucks will be in the parking lot and there will be inflatables throughout the park. One inflatable will need to be driven in and then will have to be brought to the ditch area with a cart or dolly.

Isthmus Park Project:

Isthmus Park Opening Celebration: Director Lutz-Ryan reviewed the opening celebration with the Board noting that June 12th is the event date.

Homestead Gazebo Proposal for Isthmus Park: Mr. Wuertemburg reviewed the proposal with the Board. Director LaPan will send drawings of the railing that he made over to Homestead. Mr. Wuertemburg will get color samples and drop off with Director LaPan or Mr. LeFever. Mr. Wuertemburg will update the proposal once an official color has been decided.

Pump House Maintenance:

Rocky Mountain Pump & Controls, LLC ALS Repair Proposal in the

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Amount of \$865.00: Mr. Carlson reviewed the proposal with the Board. Following review, upon a motion duly made by Director LaPan, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Rocky Mountain Pump & Controls, LLC ALS Repair Proposal in the amount of \$860.00.

Other: None.

LEGAL MATTERS

Legal Team Transition: Mr. Carlson provided an update to the Board noting that CLA is working with the new attorney.

Other: None.

DIRECTOR MATTERS

Quorum for Next Board Meeting: The Board confirmed a quorum for the next Board Meeting on June 14, 2022 at 4:30 p.m.

Other: None.

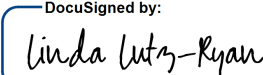
OTHER BUSINESS

Other: Director LaPan noted that he would like to look into updating the homeowner public space access forms and make it more visible for residents.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Korte adjourned the meeting at 4:29 p.m.

Respectfully submitted,

By 
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Secretary for the Meeting