

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
AUGUST 13, 2024

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, August 13, 2024 at 4:30 p.m., at The Village Center, 7255 Grant Ranch Blvd, Littleton, CO 80123. This District Board meeting was also held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

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

Also, In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP (“CLA”)
Johnny Jimenez; Colorado Designscapes, Inc.
Alicia Corley; Icenogle Seaver Pogue, P.C.
Tom Hewett; Grant Ranch Village HOA
Michael Sundberg; Davey Tree
Ruthanne Moomey; Member of the public

ADMINISTRATIVE MATTERS

Call to Order and 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 Lutz-Ryan, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Corley that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and

no additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting Posting of Meeting Notice:

The Board 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. The Board determined to conduct the meeting at the above-stated date, time and location, which is within 20 miles of the District. 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. This meeting was also conducted via Microsoft Teams and encouraged public participation via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Public Comment:

Ms. Moomey asked what EcoResource Solutions Inc. ("ERS") thinks of the water quality in Blue Heron Park. Mr. Carlson stated that ERS was out to treat the pond, but due to weather conditions, the algae is currently hard to maintain. The Board asked if CLA could ask ERS to skim the water.

Mr. Hewett reviewed a revised proposal for the regatta fence repair with the Board, asking if the Board would be willing to cost share. Discussion ensued regarding if irrigation caused any damage. Director Korte noted that if they repaired the fence, they should also repair the Camden Apartment fence. There was discussion on whether the HOA would cost share the Camden Apartment fence as well as who is to maintain the regatta fence moving forward.

Mr. Hewett stated that the metal fence for the K-8 school on Grant Ranch Blvd is in bad shape. He has contacted the school and is working on getting a proposal to repaint the fence. The Board would like to know the cost prior to issuing approval.

Mr. Hewett stated that the trees along Grant Ranch Blvd need to be pruned. Discussion ensued regarding what area is next on the three-year cycle and if this area is scheduled for next spring.

Minutes of July 9, 2024 Regular Meeting:

The Board reviewed the Minutes of the July 9, 2024 Regular Meeting. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the July 9, 2024 Regular Minutes, as presented.

MANAGER MATTERS

Landscape:

General Update:

Mr. Jimenez provided an update to the Board.

Proposal from Designsapes for the Installation of Sod in the SE Corner of Blue Heron Park in the amount of \$875.00:

Mr. Jimenez reviewed the proposal with the Board. Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal from Designsapes for the installation of sod in the SE corner of Blue Heron Park in an amount not to exceed \$1200.00, as presented.

Proposal from Designsapes for the Installation of Rock in Blue Heron Park in the amount of \$2,750.00:

Mr. Jimenez reviewed the proposal with the Board. Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal from Designsapes for the installation of rock in Blue Heron Park in the amount of \$2,750.00, as presented.

Proposal from Designsapes for the Planting of Native Seed in Blue Heron Park in the amount of \$2,455.00:

Mr. Jimenez reviewed the proposal with the Board. Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal from Designsapes for the planting of native seed in Blue Heron Park in the amount of \$2,455.00, as presented.

Aggregate Irrigation Water Usage:

Mr. Carlson reviewed the aggregate irrigation water usage with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board authorized the engagement of Norris Designs for map creation in an amount not to exceed \$10,000.00.

Davey Tree:

General Update:

Mr. Sundberg introduced himself to the Board.

Statutorily Required Documents Posted on Website and Remediation Services:

Mr. Carlson reviewed the statutory requirements with the Board. Following review, the Board determined to keep the current 2024 budget, 2023 audit, and minutes/agendas on the website going forward and remove all older minutes and any other documents.

ENGINEERING MATTERS

Playground:

Bid Tabulation; Award of Contract:

Mr. Carlson noted that no bids were received. The statutory requirement has been fulfilled, but if the Board receives any bids in the meantime, they can select one of their choosing. The Board noted that if they received responses prior to the next meeting, they would like to hold a special meeting to address such bids.

Stormwater Enhancements:

Mr. Carlson noted that there is no update at this time.

Wrought Iron Fence:

Mr. Carlson reviewed, noting there were three current missing license agreements. Mr. Carlson met with Attorney Corley and Mr. Barnett. Each feels comfortable with starting the bid process with the three properties noted to be skipped until an agreement is received. Mr. Carlson noted that CLA can draft a letter and send it to the three homes with no agreement and inform them that they will not be a part of the project and will not receive a new fence.

Following discussion, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board directed CLA to draft the letter and begin the bid process.

Mr. Carlson also noted that he heard back from Bow Mar. They said they would like an agreement drafted that would allow the District to mow the 10-foot strip along the boundary fence. Legal counsel will draft an agreement and bring it to the September meeting.

FINANCIAL MATTERS

Prior Claims in the amount of \$226,446.46:

Mr. Carlson reviewed the prior claims with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the prior claims in the amount of \$226,446.46, as presented.

June 30, 2024 Unaudited Financial Statements:

Mr. Carlson reviewed the Unaudited Financial Statements with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the June 30, 2024 Unaudited Financial Statements, as presented.

LEGAL MATTERS

2024 Landscape Maintenance Agreement with the Grant Ranch HOA:

Mr. Carlson provided an overview of the agreement to the Board. Director Korte asked if snow removal is included in the agreement. Attorney Corley will add in that snow removal is not a part of this agreement. Attorney Corley noted that she wants to be clear as to who is responsible for what. Discussion followed regarding the development of a map identifying areas of who owns and maintains what. The Board would also like to include the spreadsheet as an additional exhibit. Mr. Carlson, Director Lefever and Attorney Corley will work on the discussed revisions and bring it back before the Board at the September meeting.

Irrigation Agreement with the Grant Ranch HOA:

Mr. Carlson provided an overview and Attorney Corley reviewed the agreement with the Board. Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Irrigation Agreement with the Grant Ranch HOA, as presented.

DIRECTOR MATTERS

Signage at Entrance of Parking Lot Prohibiting the Use of Fireworks as well as Coyote Warning Signs:

Director Lutz-Ryan discussed signage at Blue Heron, Isthmus, and Sunset Parks with the Board. Following review, the Board directed CLA to order signage for the three locations.


OTHER BUSINESS

The was no other business discussed.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 6:09 p.m.

Respectfully submitted,

By  Signed by:
Paul Uferer
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Secretary for the Meeting