

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
FEBRUARY 13, 2024

A special meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, February 13, 2024 at 4:00 p.m., at the Village Center. 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, Ashley Heidt and Misty Raup; CliftonLarsonAllen LLP ("CLA")  
Alicia Corley; Icenogle Seaver Pogue, P.C.  
Johnny Jimenez; Designscapes Colorado Inc.  
Derek Fox; The Davey Tree Expert Company  
Todd Wenskoski; Livable Cities Studio  
Scott Barnett; Mulhern MRE  
Tom Hewett; Grant Ranch Village HOA  
Bob Loranger, Linda Cluck, and Pat Lindsay; Members of the public

### ADMINISTRATIVE MATTERS

**Call to Order & Agenda:** The meeting was called to order at 4:00 p.m.

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Korte 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:** 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.

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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.

**Adjourn into Executive Session, If Desired by the Board, Pursuant to §24-6-402(4)(e), C.R.S. to Receive Legal Advice, Develop Negotiating Positions, Strategy, or Instruct Negotiators, and Pursuant to §24-6-402(4)(b), C.R.S., to Consult Attorney on Specific Legal Questions, Related to the District's Irrigation Project and Maintenance Agreement:**

Upon a motion duly made by Director LaPan, seconded by Director Lee and, upon vote, unanimously carried, the Board entered into Executive Session at 4:01 p.m.

Upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board exited Executive Session at 4:43 p.m. No action was taken.

**Public Comment:** Mr. Loranger expressed concerns regarding the irrigation project. Director LaPan noted that the District is working on replacing the valves. Mr. Loranger asked how much it would cost the Grant Ranch Master HOA and Director LaPan stated that the District is paying, not the HOA.

Director Korte asked Mr. Loranger what the HOA's plan is for the streetscape. Mr. Loranger stated they are working on the monuments.

Ms. Cluck asked about the irrigation project and where the District is planning to start. Director LaPan noted that the original plan was to start on the Home Depot side of the District but the District is looking at various valve boxes for replacement.

**Minutes from the January 9, 2024 Regular Board Meeting:** Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the January 9, 2024 Board Meeting Minutes, as presented.

**Homestead Fence Repair Contract:** Following review, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board ratified approval of the Homestead Fence Repair Contract, as presented.

**Mulhern MRE Contract for Engineering Services:** Following review, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board ratified the renewal of Mulhern MRE contract for engineering services, as presented.

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### MANAGER MATTERS

#### Landscape:

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

**Proposal to Replace Valves Along Grant Ranch Blvd in an amount of \$57,499.00:** Mr. Jimenez reviewed the proposal with the Board, noting that the proposal is for 66 valves. Following discussion, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal to replace valves along Grant Ranch Blvd. in the amount of \$57,499.00, subject to the revision to only include valve replacement.

**Proposal to Replace Mulch in the amount of \$42,500.00:** This item was deferred to a future meeting.

#### Davey Tree:

**General Update:** Mr. Fox provided an update to the Board, noting that there are many spruce trees dying throughout the District.

**Proposal for Spruce Removal and Treatment:** Mr. Fox reviewed the proposal with the Board. Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal for spruce removal and treatment in the amount of \$2,360.00.

### ENGINEERING MATTERS

#### Playground Project and Next Steps:

**Updated Playground Concepts:** Mr. Wenskoski reviewed the playground concepts with the Board. He noted that the next steps would be to send the three theme concepts out to the community for their input. A community meeting will be held either on April 10<sup>th</sup> or 11<sup>th</sup>. The Board directed staff to prepare a flyer for a 30-day notice and work with the HOA to include it in the April newsletter.

Mr. Barnett reviewed the results from the jetting video for the drain pipe at Sunset Park with the Board, noting that the pipe is clear and the flooding from last year could have been the result of a rock sock being placed in front of the inlet to the drain. He stated he did not see a need to incorporate drainage plans into the park's redesign.

**Stormwater Pond Improvements:** Mr. Barnett stated there was no update at this time.

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**Wrought Iron Fence Replacement:** Mr. Barnett reported that Mulhern MRE has been working with the District’s attorney on bid and contract documents. He stated there is trouble with easements for some sections of the fence that will need to be replaced. Discussion ensued regarding temporary license agreements with the affected homeowners as well as holding a town hall meeting.

FINANCIAL  
MATTERS

**Payment of Claims in the amount of \$202,803.10:** Following review, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the payment of claims in the amount of \$202,803.10, as presented.

**December 31, 2023 Unaudited Financial Statements:** Ms. Raup reviewed the financial statements 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 accepted the December 31, 2023 Unaudited Financial Statements, as presented.

**Engagement Letter with Schilling & Company, Inc. to Perform 2023 Audit:** Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the engagement letter with Schilling & Company, Inc. to perform the 2023 audit.

LEGAL MATTERS

None.

DIRECTOR  
MATTERS

None.

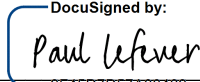
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board adjourned the meeting at 6:10 p.m.

Respectfully submitted,

By    
 9F45D7D57A00469...  
Secretary for the Meeting

**Certificate Of Completion**

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Subject: Complete with DocuSign: 1E. Minutes 02-13-2024.pdf	
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Client Number: A515731	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Chelsea Bojewski
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Chelsea.Bojewski@claconnect.com
	IP Address: 67.137.57.251

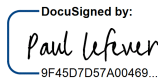
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Status: Original	Holder: Chelsea Bojewski	Location: DocuSign
3/19/2024 1:13:25 PM	Chelsea.Bojewski@claconnect.com	

**Signer Events**

Paul Lefever  
 lefeverbmd@gmail.com  
 Secretary  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
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**In Person Signer Events**

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**Editor Delivery Events**

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**Agent Delivery Events**

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**Witness Events**

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**Notary Events**

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**Envelope Summary Events**

**Status**

**Timestamps**

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Certified Delivered	Security Checked	3/20/2024 10:31:19 AM
Signing Complete	Security Checked	3/20/2024 10:32:15 AM

Envelope Summary Events	Status	Timestamps
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