

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
DECEMBER 12, 2023

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, December 12, 2023, 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:

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

Also, In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP (“CLA”)
Johnny Jimenez, Moises Soto, Juan Cruz and Brian Levins; Designscapes Colorado Inc.
Lori Hoffman and Tom Hewitt; Grant Ranch Homeowners Association
Derek Fox; The Davey Tree Expert Company
Robert Faiks; Member of 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 Lutz-Ryan 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, Location of Meeting and Posting of Meeting Notices: The Board confirmed the presence of a quorum. 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.

RECORD OF PROCEEDINGS

Public Comment: Mr. Faiks asked about the budget being approved prior to the special session determination. Mr. Carlson noted that the budget was approved subject to final assessed valuations.

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

MANAGER MATTERS

Operational Updates and Action Items:

Landscape:

General Update: Mr. Jimenez provided an update to the Board, noting that 2024 flowers have been updated and the detention pond cleanup has begun. Discussion followed regarding detention ponds in the District.

First Amendment to Landscaping and Snow Removal Contract with Colorado Designscapes, Inc., d/b/s Designscapes Colorado Inc.: Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the First Amendment to Landscaping and Snow Removal Contract with Colorado Designscapes, Inc., as presented.

Designscapes Proposal for Jay Circle Native Tract Valve Replacement in the amount of \$19,315.00: Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Designscapes Proposal for Jay Circle Native Tract Valve Replacement in the amount of \$19,315.00, as presented.

Davey Tree:

General Update: Mr. Fox provided an update for the Board.

Davey Tree Proposal for 2024 Tree Pruning Services: Mr. Carlson reviewed the proposal with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the Davey Tree Proposal for 2024 Tree Pruning Services, as presented.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Payment of Claims in the amount of \$70,949.10: Following review by the Board, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Payment of Claims in the amount of \$70,949.10, as presented.

October 31, 2023 Unaudited Financial Statements: The Board reviewed the financial statements. Following discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board accepted the October 31, 2023 unaudited financial statements, as presented.

DIRECTOR MATTERS

Reservoir Annual Meeting Update: Director Lefever provided an update for the Board, noting that CLA did not receive the packet or proxy form. He stated the HOA wants to address weeds in the lake.

Director Lutz-Ryan asked about drawing water out of the reservoir for winter watering. Director Lefever stated that the District could, but the water would need to be metered.

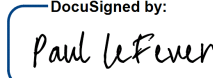
OTHER BUSINESS

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 Korte and, upon vote, unanimously carried, the Board adjourned the meeting at 5:16 p.m.

Respectfully submitted,

By 
 DocuSigned by:
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Secretary for the Meeting

Certificate Of Completion

Envelope Id: 6BF0F29FFF5A4EF5B9F2D8AD5309B2B3	Status: Completed
Subject: Complete with DocuSign: BMD - Minutes 12-12-2023.pdf	
Client Name: Bowles MD	
Client Number: A515731	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Natalie Herschberg
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Natalie.Herschberg@claconnect.com
	IP Address: 73.153.120.72

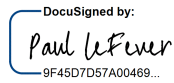
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Status: Original	Holder: Natalie Herschberg	Location: DocuSign
1/24/2024 11:48:28 AM	Natalie.Herschberg@claconnect.com	

Signer Events

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

Signature

DocuSigned by:

 9F45D7D57A00469...
 Signature Adoption: Pre-selected Style
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 Signed: 1/25/2024 10:37:17 AM

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In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	1/25/2024 10:37:17 AM

Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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