

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
DECEMBER 13, 2022

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, December 13, 2022, at 4:30 p.m., at the Village Center. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Timothy LaPan, President
Donald W. Korte, Treasurer
Leigh C. Chaffee, Assistant Secretary
Linda Lutz-Ryan, Assistant Secretary

Also, In Attendance Were:

Nic Carlson, Ashley Heidt and Anna Jones; CliftonLarsonAllen LLP ("CLA")
Alicia Corley; Icenogle Seaver Pogue, P.C.
Johnny Jimenez and Ross Brown; Designscapes Colorado Inc.
Paul LeFever; Grant Ranch Master HOA Manager
Derek Fox; Davey Tree
Scott Barnett; Mulhern M.R.E.
Alan Lee, Resident
Kristal Hoeh, Resident
Mike Podeyn, Resident

ADMINISTRATIVE MATTERS

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

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 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.

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.

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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.

Public Comment: Ms. Hoeh asked about access to Mary's Meadows. Discussion followed.

Mr. LeFever discussed the homeless activity throughout the District.

Mr. Podeyn presented concerns on landscape maintenance around the pump house and the pump house drive.

November 8, 2022 Board Meeting Minutes: Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the November 8, 2022 Board Meeting Minutes, as presented.

2023 Insurance: Mr. Carlson reviewed the property schedule and noted that the 2023 property schedule is not ready yet, but there are some areas the District is over insured. He noted the District will not have a lapse in coverage.

FINANCIAL MATTERS

Claims in the amount of \$521,511.99: Mr. Carlson reviewed the claims with the Board. Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the Claims, as presented.

October 31, 2022 Unaudited Financial Statements: Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the October 31, 2022 Unaudited Financial Statements, as presented.

Engagement Letter with Schilling & CO to Prepare 2022 Audit: Mr. Carlson noted that their engagement letter is not ready, but the Board should anticipate an increase in their rates. Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the engagement with Schilling and CO to prepare the 2022 Audit, subject to final review from Director Korte.

DA Davidson Bond Financing Options: Mr. Carlson reviewed with the options with the Board. Discussion followed and the board determined to revisit the proposal in April.

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Other: None.

LEGAL MATTERS

Legislative Report:

2022 Legislative Memorandum: Attorney Corley reviewed the memorandum with the Board.

Website Compliance: Attorney Corley reviewed with the Board and noted they are working on a few more items to get the website compliant.

Engagement with CRS for Election Duties: Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the engagement with CRS for election duties.

Other: Attorney Corley discussed the debt service mill levy and the ability to raise it.

MANAGEMENT MATTERS

Operational Updates and Action Items: Director LaPan reviewed the action item log with the Board.

Landscape:

General Update: Mr. Jimenez provided an update to the Board.

Hydro Systems KDI Project and irrigation Mapping: This item was not discussed.

Discussion Regarding the Gate Valve Behind Belvedere: Director LaPan provided an update to the Board.

Davey Tree:

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

Proposal to Remove Debris and Brush in Rookery in the Amount of \$5,400: Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the proposal to Remove Debris and Brush in the Rookery in the amount of \$5,400.

Service Agreements with District Consultants:

2023 Service Agreement with Construction Done Right: Following

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review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the 2023 Service Agreement with Construction Done Right.

2023 Service Agreement with Davey Tree: Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the 2023 Service Agreement with Davey Tree, subject to final legal review.

2023 Task Order Services Contract with EcoResource Solutions for Pond and Water Quality Management: Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the 2023 Task Order Services Contract with EcoResource Solutions for Pond and Water Quality Management.

2023 Service Agreement with Homestead Painting LLC for Fence Repair: Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the 2023 Service Agreement with Homestead Painting LLC for Fence Repair.

2023 Service Agreement with Colorado DesignScapes for Landscape Maintenance: Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the 2023 Service Agreement with Colorado DesignScapes for Landscape Maintenance.

2023 Service Agreement with Mulhern MRE, Inc. for Engineering Consulting Services: Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the 2023 Service Agreement with Mulhern MRE, Inc. for Engineering Consulting Services.

2023 Work Order Contract with Rocky Mountain Pump and Controls for Pump House Maintenance: Following review, upon a motion duly made by Director Chaffee, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the 2023 Work Order Contract with Rocky Mountain Pump & Controls for Pump House Maintenance.

Other: None.

DISTRICT
ENGINEER

Update on Parking Lot Repairs: Mr. Barnett provided an update to the Board noting that the projects are nearly complete, they just have the Sunset Park

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Entrances left.

Signposts: Mr. Barnett reviewed the different signposts with the Board. Discussion followed.

Pay App No. 1 and Pay App No. 2 for Sunset Park Parking Lot Improvements: Following review, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board ratified approval of Pay Apps No. 1 and 2 for Sunset Park Parking Lot Improvements.

Other: None.

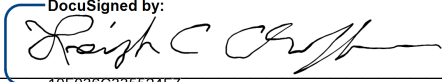
OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board adjourned the meeting at 5:43 p.m.

Respectfully submitted,

By 
 DocuSigned by:
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Secretary for the Meeting