

BOWLES METROPOLITAN DISTRICT  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710  
[www.bowlesmetrodistrict.org](http://www.bowlesmetrodistrict.org)

**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** Tuesday, March 12, 2024

**TIME:** 4:00 p.m.

**LOCATION:** The Village Center  
7255 Grant Ranch Blvd.  
Littleton, CO 80123

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Tim LaPan	President	May, 2027
Paul Lefever	Secretary	May, 2027
Donald W. Korte	Treasurer	May, 2025
Alan R. Lee	Assistant Secretary	May, 2027
Linda Lutz-Ryan	Assistant Secretary	May, 2025

**I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.  
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- E. Review and consider approval of minutes from the February 13, 2024, special Board meeting (enclosure).

**II. MANAGER MATTERS**

- A. Denver Audubon’s Soaring Soiree sponsorship opportunities (enclosure).

- B. Landscape:
  - 1. General update.
  - 2. Review and consider proposal from DesignScapes Colorado for street scape valve replacement in the amount of \$47,972.50 (enclosure).
  - 3. Review and consider proposal from DesignScapes Colorado to remove all plant material from Home Depot to W Dorado in the amount of \$57,000.00 (enclosure).
- C. Davey Tree:
  - 1. General update.

### **III. ENGINEERING MATTERS**

- A. Discuss playground project and next steps.
  - 1. Review and consider approval of add service request for community engagement - Sunset Playground from Livable Cities Studio (enclosure).
- B. Discuss stormwater pond improvements.
- C. Discuss wrought iron fence replacement.

### **IV. FINANCIAL MATTERS**

- A. Approve and/or ratify approval of payment of claims (enclosure).
- B. Review and consider acceptance of January 31, 2024 Unaudited Financial Statements (enclosure).

### **V. LEGAL MATTERS**

- A. Other.

### **VI. DIRECTOR MATTERS**

- A. Discuss MOU with the HOA about roles and responsibilities throughout the community (enclosures).
- B. Discuss partnership with HOA on streetscapes.

### **VII. OTHER BUSINESS**

### **VIII. ADJOURNMENT**

**The next regular meeting is scheduled for April 9, 2024 at 4:30 p.m.**

## 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.

## RECORD OF PROCEEDINGS

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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.

## RECORD OF PROCEEDINGS

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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.

## RECORD OF PROCEEDINGS

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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 \_\_\_\_\_  
Secretary for the Meeting

## About Denver Audubon

Denver Audubon is an independent chapter of the National Audubon Society. The national organization provides only a small fraction of the Denver Audubon funding. Being independent, Denver Audubon is able to direct its own mission and initiatives, allowing us to focus on local issues which matter to you, right in your own backyard.

Denver Audubon's family and friends extend across six counties: Adams, Arapahoe, Broomfield, Denver, Douglas, and Jefferson, offering around 150 programs a year.



Offer field trips, workshops, and educational programs for kids and adults.



Support research initiatives such as the Colorado Bluebird Project, the Lois Webster Fund, and Bird Banding.



Certify master birders and naturalists who we hope will spread their knowledge.



Provide advice and guidance to Denver-area residents and advocacy groups on legislation that impacts the local environment.



Teach school programs to all grade levels.



## About the Soaring Soirée

Denver Audubon is proud to present the Soaring Soirée, our second annual summer fundraising event. The Soirée will take place at Baldoria on the Water, June 13, 2024 from 6-9pm. An online auction will be held during the weeks leading up to the Soirée. We anticipate 200+ guests and a marketing reach of 5,000+ individuals.

This event contributes to a large portion of Denver Audubon's funds. Your support during our highly anticipated Soaring Soirée will reinforce the mission of Denver Audubon; inspiring actions that protect birds, other wildlife, and their habitat through education, conservation, and research.



## Sponsorship Opportunities

Sponsorship Options and Benefits	American Kestrel \$350	Peregrine Falcon \$650	Red-Tailed Hawk \$1,250	Osprey \$2,500
<b>Pre-Event</b>				
Thanked in post with grouped names via social media with other sponsors in the same tier (7,500 followers across all channels)	Name	Logo	Logo	Logo
Listed at bottom of Soaring Soirée webpage and auction website	Name	Logo	Logo	Logo
Featured on all promotional emails (7,000 recipients)	Name	Logo	Logo	Logo
Logo included in event invitation			✓	✓
Thanked in individual post via social media with logo and summary of business			✓	✓
Featured story in the Denver Audubon Newsletter (7,000 recipients)				✓
<b>At Event</b>				
Tickets to Event	Not Included	2	4	6
Verbal recognition during event presentation (200 attendees)	✓	✓	✓	✓
Recognition in program	Name	Logo	Logo	Logo
Logo included on signage at event	Name	Logo	Logo	Logo
Recognition on screen at event			✓	✓
VIP Reception with Guest Speaker				✓
<b>Post Event</b>				
Recognition in Post event thank you to attendees	✓	✓	✓	✓
Thanked in Denver Audubon e-newsletter	✓	✓	✓	✓
Recognition in 2024 Annual Report	✓	✓	✓	✓

### Bald Eagle Title Sponsor

Exclusive: Only one opportunity at \$5,000

Sponsors get everything listed above, as well as:

- Named as Title Sponsor of event (xxx Presents Denver Audubon's Soaring Soirée)
- Speaking opportunity at the event
- Private birding field trip for ten participants with our Executive Director
- Eight tickets



Scan QR code for Sponsor Sign Up Form  
 Questions? Contact us at  
[events@denveraudubon.org](mailto:events@denveraudubon.org) or visit  
[www.denveraudubon.org/soaring-soiree/](http://www.denveraudubon.org/soaring-soiree/)

All proceeds go to Denver Audubon. We  
 thank you for your support. Every  
 contribution helps Denver Audubon. YOU  
 keep us soaring!





**Project:** Street Scape Valve Replacement part II  
**RE:** Bowles Metro District  
**Prepare by:** Johnny Jimenez 720-879-1602  
**Date Issued:** 2/23/2024

**ESTIMATE**

Excevate And Replace 70 Valves Starting At The West Dorado to East Jay Circle.

QTY	UNIT	DESCRIPTION	COST	AMOUNT
70	EA	Scrubber Valves 1 1/2"	\$380.00	\$26,600.00
1	LS	Labor to excevate valves	\$3,500.00	\$3,500.00
15	TON	1 1/2" Mountain Granite (For Below Valve Boxes)	\$285.00	\$4,275.00
70	EA	Unions	\$60.00	\$4,200.00
70	EA	Direct Bury Splice Kit	\$8.50	\$595.00
70	EA	Male Adapters 1 1/2" PVC	\$8.50	\$595.00
70	EA	PVC Slip Fix 1 1/2"	\$35.00	\$2,450.00
70	EA	Purple Irrigation Valve Box Lids	\$55.00	\$3,850.00
30	EA	Bricks (One For Each Corner Of The Valve Box In the Turf Areas)	\$4.25	\$127.50
1	LS	Fabric	\$400.00	\$400.00
3	EA	Delivery	\$135.00	\$405.00
1	LS	Disposal of excevation material	\$975.00	\$975.00
1	EA	If Needed Shrubs Will Be Cut And Disposed At \$70 A Yard	TBD	TBD
		<b>Total</b>		<b>\$47,972.50</b>

Bid is valid for 30 calendar days from the date of issue. Cash or check only. No credit card payments.

This proposal is based solely on the usual cost elements such as labor, material and normal mark-ups and does not include any amount for changes in the sequence of work, delay, disruptions, rescheduling, extended overhead, acceleration and/or impact costs, and the right is expressly reserved to make claim for any and all of these and related items of cost prior to any final settlement of this contract

<b>CONTRACTOR</b>		Date
<b>OWNER</b>		Date

DESIGN \* CONSTRUCTION \* MAINTENANCE  
 15440 EAST FREMONT DRIVE, CENTENNIAL, CO 80112 \* (303) 721-9003 \* FAX (303) 755-7040



**Project:** Remove All Plant Material From Home Depot To W Dorado  
**RE:** Bowles Metro District  
**Prepare by:** Johnny Jimenez 720-879-1602  
**Date Issued:** 3/6/2024

**ESTIMATE**

Remove All Plant Material From Home Depot To Dorado

QTY	UNIT	DESCRIPTION	COST	AMOUNT
1	LS	Labor To Remove Plant Material Including trunks	\$31,200.00	\$31,200.00
1	LS	Remove Mulch And Fabric And Existing Drip Line	\$7,800.00	\$7,800.00
1	LS	Disposal	\$18,000.00	\$18,000.00
<b>Total</b>				<b>\$57,000.00</b>

Bid is valid for 30 calendar days from the date of issue. Cash or check only. No credit card payments.

This proposal is based solely on the usual cost elements such as labor, material and normal mark-ups and does not include any amount for changes in the sequence of work, delay, disruptions, rescheduling, extended overhead, acceleration and/or impact costs, and the right is expressly reserved to make claim for any and all of these and related items of cost prior to any final settlement of this contract

<b>CONTRACTOR</b>		Date
<b>OWNER</b>		Date

DESIGN \* CONSTRUCTION \* MAINTENANCE  
 15440 EAST FREMONT DRIVE, CENTENNIAL, CO 80112 \* (303) 721-9003 \* FAX (303) 755-7040

February 29, 2024

Nic Carlson  
 District Representative  
 CliftonLarsonAllen LLP  
 8390 E. Crescent Parkway, Suite 500  
 Greenwood Village, CO 80111

RE: Bowles Metropolitan District – Playground Area Renovation Concepts \_ Add Service #1

Dear Nic:

We are pleased to submit our request for additional services to continue the next phase of work on Sunset Park. Based on conversations with the Board and yourself, the next phase of work includes services related to community engagement.

This additional services proposal includes the following services for this phase of work.

### **Sunset Park Playground – Task 2 Community Engagement**

Livable Cities will lead the community engagement phase, including the following:

- Community Meeting
  - Prepare meeting materials for draft review by the Board and the community meeting.
  - Attend and facilitate in-person community meeting
  - Prepare community meeting summary and submit it to the Board for review
  - Print and deliver meeting boards for the community meeting event
  - Coordinate meeting location, prepare the space, and run the community meeting
- Online Survey
  - Prepare a draft online survey for review and approval by the Board
  - Post and monitor the survey via Survey Monkey for an estimated two-week period to gather community feedback
  - Prepare a summary of survey findings to share with the Board
- Participate in Board meetings to present drafts, findings, and summary of community engagement process.
- Based on Board input, summarize final recommendations to be incorporated in the next phase of work focused on the technical design plans for the preferred playground improvements.

### **Estimated Fees**

Our estimated fees for the additional services listed above, not including expenses, are **\$6,200**. Anticipated expenses include the cost for printed boards for the community meeting, supplies, and refreshments, if desired.



**Contract Summary**

The following is a summary of the original contract amount and additional services tasks:

Original Contract	Task 1 - Playground Concepts (complete)	\$13,500
<b>Additional Services #1</b>	<b>Task 2 - Community Engagement</b>	<b>\$6,200</b>
Additional Services #2	Tast 3 – Technical Plans (future)	TBD
New Contract Total		\$19,700

*Note: Expenses excluded from the fees listed above.*

The hour rates currently in effect for all services described herein are as follows:

Principal	\$200 - \$250
Project Designer	\$75 - \$130

Thank you again for the opportunity to continue working with you and the Board.

Sincerely,

Todd Wenskoski  
Principal  
Livable Cities Studio, Inc.

**Bowles Metro District  
Prior Claims  
February 7, 2024 - March 5, 2024**

<b>Date</b>	<b>Vendor</b>	<b>Amount</b>
2/7/2024	Rocky Mountain Pump & Controls LLC	\$ 7,180.00
2/7/2024	EcoResource Solutions Inc.	2,265.00
2/7/2024	Icenogle Seaver Pogue	250.00
2/7/2024	Designscapes Colorado	408.00
2/13/2024	Designscapes Colorado	412.50
2/14/2024	Designscapes Colorado	154.40
2/14/2024	Designscapes Colorado	525.00
2/15/2024	Tim LaPan	100.00
2/15/2024	Donald Korte	100.00
2/15/2024	Linda Lutz-Ryan	100.00
2/15/2024	Alan Lee	100.00
2/15/2024	Paul Lefever	100.00
2/15/2024	Designscapes Colorado	1,182.79
2/16/2024	UNCC	525.00
2/21/2024	Wastewater Management Division	1,582.00
2/23/2024	Wastewater Management Division	20,576.00
2/23/2024	Xcel Energy	126.78
2/29/2024	Xcel Energy	608.09
2/29/2024	Wastewater Management Division	3,502.50
<b>Total</b>		<b>\$ 39,798.06</b>

**BOWLES METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**JANUARY 31, 2024**

**Bowles Metropolitan District**  
**Balance Sheet - Governmental Funds**  
**January 31, 2024**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>Assets</b>				
First Bank	\$ 60,710.04	\$ -	\$ -	\$ 60,710.04
Colotrust	1,772,249.08	140,265.89	-	1,912,514.97
Accounts Receivable	9.60	-	-	9.60
Receivable from County Treasurer	18,532.53	492.42	-	19,024.95
<b>Total Assets</b>	<u>\$ 1,851,501.25</u>	<u>\$ 140,758.31</u>	<u>\$ -</u>	<u>\$ 1,992,259.56</u>
<b>Liabilities</b>				
Accounts Payable	\$ 63,022.76	\$ -	\$ 4,705.00	\$ 67,727.76
<b>Total Liabilities</b>	<u>63,022.76</u>	<u>-</u>	<u>4,705.00</u>	<u>67,727.76</u>
<b>Fund Balances</b>	<u>1,788,478.48</u>	<u>140,758.32</u>	<u>(4,705.00)</u>	<u>1,924,531.80</u>
<b>Liabilities and Fund Balances</b>	<u>\$ 1,851,501.24</u>	<u>\$ 140,758.32</u>	<u>\$ -</u>	<u>\$ 1,992,259.56</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.



**Bowles Metropolitan District**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending January 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues</b>			
Property taxes - Denver	\$ 801,803.00	\$ 412.00	\$ 801,391.00
Property taxes - Jeffco	767,008.00	-	767,008.00
Specific ownership taxes - Denver	56,126.00	7,315.97	48,810.03
Specific ownership taxes - Jeffco	118,509.00	10,808.67	107,700.33
Conservation Trust Fund proceeds	35,000.00	-	35,000.00
Interest income	85,000.00	8,740.84	76,259.16
Miscellaneous income	2,000.00	-	2,000.00
HOA Contribution	30,000.00	-	30,000.00
Irrigation service fees	16,000.00	-	16,000.00
<b>Total Revenue</b>	<u>1,911,446.00</u>	<u>27,277.48</u>	<u>1,884,168.52</u>
<b>Expenditures</b>			
Accounting	50,000.00	5,410.66	44,589.34
Auditing	6,500.00	-	6,500.00
County Treasurer's fee	20,331.00	4.12	20,326.88
Directors' fees	6,000.00	500.00	5,500.00
Dues and membership	1,500.00	-	1,500.00
Insurance	22,504.00	25,962.00	(3,458.00)
District management	140,000.00	10,382.73	129,617.27
Legal	28,000.00	1,754.00	26,246.00
Miscellaneous	7,500.00	-	7,500.00
Portable restrooms	6,000.00	525.00	5,475.00
Special events HOA	15,000.00	-	15,000.00
Banking fees	100.00	-	100.00
Payroll taxes	497.00	38.25	458.75
Repairs and maintenance	30,000.00	1,010.00	28,990.00
Landscaping	452,400.00	-	452,400.00
General tree maint/replacement	250,000.00	6,137.00	243,863.00
Fence and sign maintenance	85,000.00	-	85,000.00
Intergovernmental expenditures	10,000.00	936.59	9,063.41
Snow removal	30,000.00	4,297.00	25,703.00
Stormwater management	100,000.00	-	100,000.00
Utilities	30,000.00	688.08	29,311.92
Storm drainage	25,000.00	-	25,000.00
Engineering	20,000.00	5,670.20	14,329.80
Water - non utilities	20,000.00	-	20,000.00
Water annual assessment	60,000.00	57,400.00	2,600.00
Contingency	47,068.00	-	47,068.00
<b>Total Expenditures</b>	<u>1,463,400.00</u>	<u>120,715.63</u>	<u>1,342,684.37</u>
<b>Other Financing Sources (Uses)</b>			
Transfers to other fund	(1,290,000.00)	-	(1,290,000.00)
<b>Total Other Financing Sources (Uses)</b>	<u>(1,290,000.00)</u>	<u>-</u>	<u>(1,290,000.00)</u>
<b>Net Change in Fund Balances</b>	(841,954.00)	(93,438.15)	(748,515.85)
Fund Balance - Beginning	1,946,164.00	1,881,916.63	2,312,370.37
Fund Balance - Ending	<u>\$ 1,104,210.00</u>	<u>\$ 1,788,478.48</u>	<u>\$ 1,563,854.52</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

## **SUPPLEMENTARY INFORMATION**

**Bowles Metropolitan District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending January 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes - Denver	\$ 967,986.00	\$ 497.40	\$ 967,488.60
Property taxes - Jeffco	925,979.00	-	925,979.00
Interest income	30,000.00	624.70	29,375.30
Total Revenue	<u>1,923,965.00</u>	<u>1,122.10</u>	<u>1,922,842.90</u>
Expenditures			
County Treasurer's fee	25,389.00	4.97	25,384.03
Paying agent fees	3,000.00	-	3,000.00
Bond interest	707,788.00	-	707,788.00
Bond principal	1,010,000.00	-	1,010,000.00
Contingency	25,000.00	-	25,000.00
Total Expenditures	<u>1,771,177.00</u>	<u>4.97</u>	<u>1,771,172.03</u>
Net Change in Fund Balances	152,788.00	1,117.13	151,670.87
Fund Balance - Beginning	121,557.00	139,641.19	197,300.81
Fund Balance - Ending	<u>\$ 274,345.00</u>	<u>\$ 140,758.32</u>	<u>\$ 348,971.68</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Bowles Metropolitan District**  
**Capital Projects Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending January 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Expenditures			
Accounting	10,000.00	-	10,000.00
District management	20,000.00	-	20,000.00
Legal	5,000.00	-	5,000.00
Landscaping	125,000.00	-	125,000.00
Fence and sign maintenance	250,000.00	-	250,000.00
Parks and recreation	500,000.00	-	500,000.00
Asphalt	50,000.00	-	50,000.00
Drainage	150,000.00	-	150,000.00
Sidewalks	50,000.00	-	50,000.00
Irrigation improvements	100,000.00	-	100,000.00
Engineering	20,000.00	-	20,000.00
Capital outlay	-	4,705.00	(4,705.00)
Contingency	10,000.00	-	10,000.00
Total Expenditures	<u>1,290,000.00</u>	<u>4,705.00</u>	<u>1,285,295.00</u>
Other Financing Sources (Uses)			
Transfers from other funds	1,290,000.00	-	1,290,000.00
Total Other Financing Sources (Uses)	<u>1,290,000.00</u>	<u>-</u>	<u>1,290,000.00</u>
Net Change in Fund Balances	-	(4,705.00)	4,705.00
Fund Balance - Beginning	-	-	123,721.00
Fund Balance - Ending	<u>\$ -</u>	<u>\$ (4,705.00)</u>	<u>\$ 128,426.00</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**BOWLES METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**January 31, 2024**  
Updated as of March 5, 2024

	General Fund	Debt Service Fund	Capital Fund	Total
<b><u>First Bank Checking Account</u></b>				
Balance as of 1/31/2024	\$ 60,710.04	\$ -	\$ -	\$ 60,710.04
Subsequent Activities:				-
2/15/2024 ADP Wage Payment	(538.25)	-	-	(538.25)
2/23/2024 Xcel ACH - 53-1965863-8Jan2024	(99.41)	-	-	(99.41)
2/23/2024 Xcel ACH - 53-1889394-8Jan2024	(27.37)	-	-	(27.37)
2/27/2024 Transfer from ColoTrust	75,000.00	-	-	75,000.00
2/29/2024 Xcel ACH - 53-2592969-5Jan2024	(541.31)	-	-	(541.31)
2/29/2024 Xcel ACH -	(66.78)	-	-	(66.78)
3/5/2024 Transfer from ColoTrust	41,000.00	-	-	41,000.00
3/5/2024 Bill.com payables	(74,263.78)	-	-	(74,263.78)
<i>Anticipated Activities</i>				
<i>Anticipated Payables (Bill.com)</i>	(40,889.25)	-	-	(40,889.25)
<i>Anticipated Transfer from ColoTrust</i>	(283.89)	-	-	(283.89)
<b><i>Anticipated Balance</i></b>	<b>60,000.00</b>	<b>-</b>	<b>-</b>	<b>60,000.00</b>
 <b><u>ColoTrust - Savings Account</u></b>				
Balance as of 1/31/2024	1,772,249.08	140,265.89	-	1,912,514.97
Subsequent Activities:				
2/10/2024 Ptax Deposit - January	18,532.53	492.42	-	19,024.95
2/27/2024 Transfer to 1st Bank	(75,000.00)	-	-	(75,000.00)
2/29/2024 Interest Income	7,778.30	615.62	-	8,393.92
3/5/2024 Transfer to 1st Bank	(41,000.00)	-	-	(41,000.00)
<i>Anticipated Activities</i>				
<i>Anticipated Transfer to Checking</i>	283.89	-	-	283.89
<b><i>Anticipated Balance</i></b>	<b>1,682,843.80</b>	<b>141,373.93</b>	<b>-</b>	<b>1,824,217.73</b>
<b><i>Total Anticipated Balances</i></b>	<b>\$ 1,742,843.80</b>	<b>\$ 141,373.93</b>	<b>\$ -</b>	<b>\$ 1,884,217.73</b>

**Yield information as of 2/29/2024**

ColoTrust - 5.5162%

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**BOWLES METROPOLITAN DISTRICT  
PROPERTY TAXES RECONCILIATION  
2024**

	Current Year							Prior Year				
	Property Taxes	Delinquent Tax, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due (to) / from County	Total Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								MONTHLY	Y-T-D		MONTHLY	Y-T-D
January	\$ 909.40	\$ -	\$ 18,124.64	\$ -	\$ (9.09)	\$ -	\$ 19,024.95	0.03%	0.03%	\$ 26,335.27	0.36%	0.36%
February	-	-	-	-	-	-	-	0.00%	0.00%	1,337,687.19	46.01%	46.01%
March	-	-	-	-	-	-	-	0.00%	0.03%	187,561.49	5.87%	52.24%
April	-	-	-	-	-	-	-	0.00%	0.03%	267,851.59	8.83%	61.07%
May	-	-	-	-	-	-	-	0.00%	0.03%	258,290.67	8.41%	69.48%
June	-	-	-	-	-	-	-	0.00%	0.03%	833,202.93	28.47%	97.96%
July	-	-	-	-	-	-	-	0.00%	0.03%	48,075.67	1.13%	99.09%
August	-	-	-	-	-	-	-	0.00%	0.03%	22,755.54	0.18%	99.27%
September	-	-	-	-	-	-	-	0.00%	0.03%	15,318.93	0.00%	99.27%
October	-	-	-	-	-	-	-	0.00%	0.03%	15,943.39	0.00%	99.27%
November	-	-	-	-	-	-	-	0.00%	0.03%	15,536.83	0.03%	99.30%
December	-	-	-	-	-	-	-	0.00%	0.03%	13,830.57	0.05%	99.35%
<b>\$</b>	<b>909.40</b>	<b>\$ -</b>	<b>\$ 18,124.64</b>	<b>\$ -</b>	<b>\$ (9.09)</b>	<b>\$ -</b>	<b>\$ 19,024.95</b>	<b>0.03%</b>	<b>0.03%</b>	<b>\$ 3,042,390.07</b>	<b>99.35%</b>	<b>99.35%</b>

Taxes Levied	% of Levied	Taxes Collected	% Collected to Amount Levied
--------------	-------------	-----------------	------------------------------

**Property Tax**

General Fund	\$ 1,598,811.00	45.30%	\$ 411.97	0.03%
Debt Service Fund	\$ 1,893,965.00	54.70%	497.43	0.03%
	<b>\$ 3,492,776.00</b>	<b>100.00%</b>	<b>\$ 909.40</b>	<b>0.03%</b>

**Specific Ownership Tax**

General Fund	\$ 174,635.00	100.00%	\$ 18,124.64	10.38%
	<b>\$ 174,635.00</b>	<b>100.00%</b>	<b>\$ 18,124.64</b>	<b>10.38%</b>

**Treasurer's Fees**

General Fund	\$ 20,331.00	44.47%	\$ 4.12	0.02%
Debt Service Fund	\$ 25,389.00	55.53%	4.97	0.02%
	<b>\$ 45,720.00</b>	<b>100.00%</b>	<b>\$ 9.09</b>	<b>0.02%</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**BOWLES METROPOLITAN DISTRICT  
PROPERTY TAXES RECONCILIATION  
2024**

**Denver County**

	Current Year								Prior Year			
	Property Taxes	Delinquent Tax, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due (to) / from County	Total Amount Received	% of Total Property Taxes Received		Total Amount Received	% of Levied Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 909.40	\$ -	\$ 7,315.97	\$ -	\$ (9.09)	\$ -	\$ 8,216.28	0.06%	0.06%	\$ 35,076.63	1.94%	1.94%
February	-	-	-	-	-	-	-	0.00%	0.06%	576,887.08	39.44%	41.38%
March	-	-	-	-	-	-	-	0.00%	0.06%	124,038.72	7.93%	49.31%
April	-	-	-	-	-	-	-	0.00%	0.06%	108,740.95	7.06%	56.36%
May	-	-	-	-	-	-	-	0.00%	0.06%	120,557.21	7.85%	64.22%
June	-	-	-	-	-	-	-	0.00%	0.06%	503,467.74	34.44%	98.65%
July	-	-	-	-	-	-	-	0.00%	0.06%	24,040.68	1.20%	99.86%
August	-	-	-	-	-	-	-	0.00%	0.06%	12,149.95	0.32%	100.18%
September	-	-	-	-	-	-	-	0.00%	0.06%	6,789.35	0.00%	100.18%
October	-	-	-	-	-	-	-	0.00%	0.06%	6,706.31	0.00%	100.18%
November	-	-	-	-	-	-	-	0.00%	0.06%	6,370.27	0.05%	100.23%
December	-	-	-	-	-	-	-	0.00%	0.06%	7,394.19	0.10%	100.33%
<b>\$</b>	<b>909.40</b>	<b>\$ -</b>	<b>\$ 7,315.97</b>	<b>\$ -</b>	<b>\$ (9.09)</b>	<b>\$ -</b>	<b>\$ 8,216.28</b>	<b>0.06%</b>	<b>0.06%</b>	<b>\$ 1,532,219.08</b>	<b>100.33%</b>	<b>100.33%</b>

	<u>Assessed Value</u>	<u>Mills Levied</u>
General Fund	\$44,244,710	18.122
Debt Service Fund	\$44,244,710	21.878

**Jefferson County**

	Current Year								Prior Year			
	Property Taxes	Delinquent Tax, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due (to) / from County	Total Amount Received	% of Total Property Taxes Received		Total Amount Received	% of Levied Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ -	\$ -	\$ 10,808.67	\$ -	\$ -	\$ -	\$ 10,808.67	0.00%	0.00%	\$ 14,724.05	0.39%	0.39%
February	-	-	-	-	-	-	-	0.00%	0.00%	760,800.11	52.36%	52.75%
March	-	-	-	-	-	-	-	0.00%	0.00%	63,522.77	3.79%	56.54%
April	-	-	-	-	-	-	-	0.00%	0.00%	159,110.64	10.55%	67.09%
May	-	-	-	-	-	-	-	0.00%	0.00%	137,733.46	8.93%	76.02%
June	-	-	-	-	-	-	-	0.00%	0.00%	329,735.19	22.38%	98.40%
July	-	-	-	-	-	-	-	0.00%	0.00%	24,034.99	1.06%	99.46%
August	-	-	-	-	-	-	-	0.00%	0.00%	10,605.59	0.04%	99.51%
September	-	-	-	-	-	-	-	0.00%	0.00%	8,529.58	0.00%	99.51%
October	-	-	-	-	-	-	-	0.00%	0.00%	9,237.08	0.00%	99.51%
November	-	-	-	-	-	-	-	0.00%	0.00%	9,166.56	0.00%	99.51%
December	-	-	-	-	-	-	-	0.00%	0.00%	6,436.38	0.00%	99.51%
<b>\$</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,808.67</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,808.67</b>	<b>0.00%</b>	<b>0.00%</b>	<b>\$ 1,533,636.40</b>	<b>99.51%</b>	<b>99.51%</b>

	<u>Assessed Value</u>	<u>Mills Levied</u>
General Fund	\$42,324,673	18.122
Debt Service Fund	\$42,324,673	21.878

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.



**BOWLES METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City of Denver in 1987, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City of Lakewood, Jefferson County, and the City and County of Denver.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

The District has no employees and all administrative functions are contracted.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District. For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**BOWLES METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5-7% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 5.0%.

**Expenditures**

**Administrative and Operating Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

**Maintenance and Repairs**

Maintenance and repairs have been estimated by the District's engineer. The estimated expenditures include periodic cleaning of certain mains and repairs to the system that was constructed in previous years.

**Parks and Recreation**

Bowles Metro District provides the parks and recreational services for residents of the District. In order to enhance these services, the District has budgeted \$500,000 for park and trail improvements as well as other recreational programs.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2013 General Obligation Refunding and Improvement Bonds.

**BOWLES METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District issued \$23,015,000 of General Obligation Refunding and Improvement Bonds, Series 2013 ("Series 2013 Bonds"), dated September 3, 2013. The Series 2013 Bonds were issued to current refund a portion of the Series 2003 Bonds, as described below, to fund the purchase of certain water rights and to pay the cost of issuance. The Series 2013 Bonds bear interest at rates which vary from 2.00% to 5.00% payable semi-annually on June 1 and December 1. The Series 2013 Bonds consist of serial bonds issued in the amount of \$15,390,000 due annually through 2034 and term bonds issued in the original amount of \$7,625,000 due December 1, 2033.

The Series 2013 Bonds maturing on or after December 1, 2023 are subject to redemption prior to their maturities at the option of the District, on December 1, 2022 and on any date thereafter. Term bonds are subject to mandatory sinking fund redemption beginning five years prior to the date of maturity.

**Operating and Capital Leases**

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve fund equal to 3% or more of its fiscal year spending for 2024 (excluding any bonded debt service) pursuant to TABOR.

**BOWLES METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$4,275,000 Series 2019  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2013  
Interest Rates from 2.00% to 5.00%  
Interest Payable June 1 and December 1  
Principal due December 1**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 1,010,000	\$ 707,788	\$ 1,717,788
2025	1,070,000	668,663	1,738,663
2026	1,130,000	625,863	1,755,863
2027	1,200,000	569,363	1,769,363
2028	1,270,000	519,863	1,789,863
2029	1,340,000	465,888	1,805,888
2030	1,430,000	398,888	1,828,888
2031	1,520,000	327,388	1,847,388
2032	1,620,000	251,388	1,871,388
2033	1,715,000	170,388	1,885,388
2034	1,830,000	84,638	1,914,638
	<u>\$ 15,135,000</u>	<u>\$ 4,790,118</u>	<u>\$ 19,925,118</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

In preparation for Tuesday's meeting please look at the memorandum of understanding of the maintenance agreement (see attached).

As we start to put together a new MOU, here some items I would like to keep and remove.

Items to keep in the MOU:

- Maintenance of R.O.W turf area along Grant Ranch BLVD, Dorado Dr., and Jay Circle and to including entrances into villages
- Tree maintenance along Grant Ranch BLVD, Dorado Dr., Jay Circle, W. Bowles Ave., and the entrances to Villages (three trees on each side).
- Maintenance of planting areas along Grant Ranch Blvd., Dorado Dr., Jay Circle, monuments, and entrance/median

Items to be removed from MOU:

- Maintenance of Grant Ranch Village Center.
- Replacement of vegetation
- Snow removal on along Grant Ranch BLVD, Dorado Dr., Jay Circle

You may have some of my ideas too. This is for us to start a discussion on Tuesday.

## MEMORANDUM OF UNDERSTANDING

The following represents Grant Ranch Master Homeowner's Association's (Association) understanding as to Bowles Metropolitan District's (District) Maintenance work performed, or contracted to be performed, for the Association.

1. The "Amended and Restated Maintenance Agreement" (Agreement) dated December 11, 2001 with addendum, dated, January 8, 2002, between the Parties is an ongoing Agreement. Each year the Parties will follow the provisions of Section 5b of the Agreement in continuing the agreement. Section 5b states that by September 1, the District shall notify the Association in writing as to whether or not it can continue to provide maintenance services to the Association and continue to fund same and shall include a copy of the projected budget. Services to be provided are: snow removal from sidewalks along Grant Ranch Blvd, Dorado Dr. and Jay Cir., tree and vegetation maintenance and replacement along Grant Ranch Blvd, Dorado Dr. and Jay Cir., mowing of turf, and annual entrance/median flower planting and maintenance of those areas within the Grant Ranch Homeowner's Association excluding the Village Center. On or before September 30, the Association shall provide written notice to the District of its decision to accept or reject the District's proposal.
2. The maintenance work performed, or contracted to be performed, by the District for the Association is only landscape maintenance, performed in accordance with the specifications described in the Guidelines at Section 4, Chapter 1, Parts 1-3 and snow removal described in the Guidelines at Section 4, Chapter 4.
3. All categories of maintenance work other than landscape maintenance and snow removal required to be performed on Association assets will be performed, or contracted to be performed, by the Association.
4. Contractors performing landscape maintenance and snow removal work for the District on behalf of the Association will submit all billings to the District. The District will then bill the Association, at cost, for any work that is not funded by the District.
5. The District shall provide a copy to the Association of all contract(s) for services provided before payments will be made.

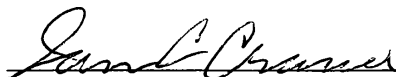


Chad Otto, President  
Grant Ranch Master Homeowner's Association, Inc.

4-10-07

Date

Agreed,



Jan C. Cranor, President  
Bowles Metropolitan District

4/10/07

Date

Description	BMD	HOA
Streetscape maintenance (mowing, pruning(tree & shrub), watering, leaf cleanup)	X	
Streetscace shrub & tree replacement		X
Snow removal - Parks, Native tracts, community walk-through sidewalks	X	
Snow removal - Village Center , Street sidewalks		X
Concrete Privacy walls - maintenance, repair		X
Monument walls - maintenance, repair		X
Monuments (front) - pruning, watering, leaf cleanup	X	
Monuments (front) - plant replacements, mulch		X
Monuments (rear) - pruning , plant replacement	X	
3-Rail Wood fence - Maintneance , replacement	X	
Wrought iron fence- maintenance repair	X	
Detention ponds -maintenance , repair	X	
Village Center - maintenance (watering, mowing, pruning , planting, mulch, plant replacement)		X
Roundabout- maintenance (watering, mowing, pruning , planting, mulch, plant replacement)	X	
Irrigation System	X	
Community walk throughs- maintenance, watering, pruning, mulch,plant replacement)	X	
Parks -maintenance (watering, mowing, pruning , planting, mulch, plant replacement)	X	
Native tracts - maintenance (watering, mowing, pruning , planting, mulch, plant replacement)	X	
Concrete repair - Parks, walk throughs & native tracts	X	
Concrete repair- Streetscape sidewalks		X