

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
OCTOBER 12, 2021

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, October 12, 2021, at 4:30 p.m., at The Village Center, 7255 Grant Ranch Blvd., Littleton, Colorado 80123. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Also, In Attendance Were:

Anna Jones, Nic Carlson, and Rebecca Gianarkis; CliftonLarsonAllen LLP ("CLA")
Paul LeFever; Grant Ranch Master HOA Manager
Rob Massengale, Justin Ketner & Johnny Jimenez; Designsapes Colorado Inc.
Derek Fox; Davey Tree
Nicki Simonson; Grant Water and Sanitation District
Jay Fells, CDR Construction, Inc.
Paula Williams; McGeady Becher P.C.

ADMINISTRATIVE MATTERS

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

The Board reviewed the Agenda for the meeting. Mr. Carlson requested the addition of discussing an insurance audit and related recommended adjustments under Manager Matters as well as to add an executive session under Legal Matters. Director Chaffee requested the addition of summarizing a meeting with Grant Water and Sanitation District under Director Matters.

Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

Potential Conflicts of Interest: There were no additional conflicts of interest disclosed.

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Quorum/Confirmation of Meeting Location/Posting of Notice: Ms. Jones 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. 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.

Minutes from the September 14, 2021 Regular Board Meeting: Following review, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon a vote, unanimously carried, the Board approved the Minutes from the September 14, 2021 Regular Board Meeting as presented.

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.

Mr. LeFever noted some trees in Celebration near South Harland Street need trimming.

FINANCIAL MATTERS

Claims in the amount of \$50,621.20: Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Claims totaling \$50,621.20.

Other: None.

MANAGEMENT MATTERS

Summary of Meeting with Grant Water and Sanitation District ("GWSD"): Directors Chaffee and Korte summarized their meeting with members of the Board of Directors of the Grant Water and Sanitation District and Ms. Simonson. Topics discussed included the temporary construction easement in Blue Heron Park and the easement between Grant Ranch ECE-8 School and Sunset Park including the replacement of trees. They also discussed altering the language in the Intergovernmental Agreement to include community education and additional responsibility for GWSD. Directors Chaffee and Korte will continue to meet with Ms. Simonson and GWSD Board members one hour prior to the regular District Board meetings. Ms. Simonson will bring an updated draft of the Intergovernmental Agreement for the Board to consider at the next Board meeting.

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Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board agreed to proceed with the planting schedule in Blue Heron Park and Sunset Park.

Operational Updates and Action Items:

Landscape:

Work Order Summary: Mr. Massengale reviewed the proposals he provided to the Board.

Irrigation Mapping: Mr. Massengale provided an update to the Board.

Hydro Systems KDI Proposal: Mr. Massengale provided an update to the Board, noting that he delivered the final documents to KDI, mapping is moving forward, and an update will be provided at the November Board meeting.

Isthmus Park Maintenance Needs: Director Lutz-Ryan summarized the meeting at Isthmus Park that was held on October 11, 2021. Mr. Fox offered information regarding trees and shrubs in the area. The Board discussed the planting of trees. Mr. Fox recommended Willows and Cottonwood trees if the Board decides to plant trees. Per Mr. Fox's recommendation, the Board deferred any immediate tree planting, but will continue to look into sustaining the area and habitat.

Designscapes Proposal for Sod Installation on West Berry Avenue in the amount of \$2,197.50: Mr. Massengale presented the proposal to the Board. Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board ratified approval of the Designscapes proposal for sod installation on West Berry Avenue in the amount of \$2,197.50.

Designscapes Proposal for Rock Installation in the amount of \$9,201.00: Mr. Massengale presented the proposal to the Board. Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the Designscapes proposal for rock installation in the amount of \$9,201.00.

Davey Tree:

General Update: Mr. Fox provided a general update to the Board.

2022 Annual Plant Health Care Program in the amount of \$27,520.00

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and Proposal for Fertilization of Street Trees in the amount of \$14,860: Mr. Fox reviewed the proposal with the Board. No action was taken.

2022 Tree Pruning Proposal in the amount of \$65,835.00: Mr. Fox reviewed the proposal with the Board. No action was taken.

Tree Pruning at Blue Heron Park in the amount of \$6,600.00: Mr. Fox reviewed the proposal with the Board. No action was taken.

Tree Pruning at Community Entrances in the amount of \$13,610.00: Mr. Fox reviewed the proposal with the Board. No action was taken.

Pond Management: No update provided.

Homestead Painting Update:

Fence Repair Proposals:

Proposal for Installation of Rail Fence on S. Jay Circle and S. Ingalls St. in the amount of \$10,765.00: Mr. Carlson present the proposal to the Board. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the Homestead Painting proposal for the rail fence installation on S. Jay Circle and S. Ingalls St. in the amount of \$4,390.00.

Proposal to Paint Wrought Iron Fence on West End of Isthmus Park in the amount of \$1,280.00: Mr. Carlson present the proposal to the Board. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Homestead Painting proposal to pain the wrought iron fence on the west end of Isthmus Park in the amount of \$1,280.00.

Park Update:

Barbeque Materials: Mr. Carlson reviewed the provided proposals regarding barbeque materials with the Board. Upon a motion duly made by Director Dougherty, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal to purchase the grills from Rocky Mountain Recreation in the amount of \$947.00.

CDR Construction LLC Proposal to Replace Gazebo Deck and Struction in an amount between \$30,600 - \$41,150: Mr. Fells reviewed

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this proposal with the Board and answer the Board's questions, particularly regarding ADA compliance. Following discussion, the Board requested CDR Construction Inc. refine the proposal with the feedback provided and resubmit for consideration at the next Board meeting.

Proposal to Repair Drainage Issue on Blue Heron Park Path in the amount of \$3,500.00: Following review, upon a motion duly made by Director Korte, seconded by Director Dougherty and, upon vote, unanimously carried, the Board ratified approval of the proposal to repair the drainage issue on Blue Heron Park path in the about of \$3,500.00. Additionally, the Board requested the addition of irrigation damage repair to contracts moving forward.

Cleaning Sunset Park Picnic Tables: Mr. Carlson presented the work performed to clean the Sunset Park picnic tables to the Board. No action was taken.

Signage Update:

Isthmus Park Informational Signs: Director Lutz-Ryan presented the information with the Board. Discussion ensued. Director Chaffee suggested identifying the lakes. Mr. LeFever will work with Director Lutz-Ryan regarding drone footage. The Board will discuss this further at the Budget Workshop.

Proposal from MFish Graphics: Mr. Carlson presented this proposal to the Board. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the purchase of signs with the dimensions of three feet by two feet in a portrait orientation.

Other:

Water Monitoring Box Damaged by Tree: Mr. Carlson reported supply chain delays are continuing to prevent the work from being completed. He will work with the supplier and provide another update at the next regular Board meeting.

Review Property Schedule and Premium: Mr. Carlson reviewed the property schedule and associated premium increase on the District's insurance in the amount of \$4,552.00. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the premium increase in the amount of \$4,552.00.

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DIRECTOR MATTERS

District Logo: The Board discussed the presented District logos. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board requested the swirl graphic with heron and a blue lake be revised and presented at the next regular Board meeting.

Roundabout Maintenance Responsibilities: Mr. Carlson presented an update regarding correspondence with the City of Lakewood. Following discussion, the Board decided not to return to the City of Lakewood at this time. Director LaPan suggested a solution regarding foliage and hardscape. Director LaPan will work with Designsapes to redesign the landscape and consider bringing the boulders more forward.

2022 Budget Hearing on November 9, 2021 at 4:30 p.m.: Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board motioned to hold the 2022 Budget Hearing on November 9, 2021 at 4:30 p.m. and confirmed a quorum.

Schedule Budget Workshop: The Board confirmed a quorum for November 4, 2021 at 4:30 p.m.

Quorum for Next Board Meeting: The Board confirmed quorum for the next Board Meeting on November 9, 2021 at 4:30 p.m.

OTHER BUSINESS

None.

LEGAL MATTERS

Intergovernmental Agreement by and between Bowles Metropolitan District and Grant Water and Sanitation District for Removal of Plantings and Use of Joint Easement: This item was discussed earlier in the meeting following Management Matters.

Executive session, pursuant to C.R.S. Section 24-6-402(4)(b) for the purposes of receiving legal advice on specific legal questions: Upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board entered into Executive Session at 5:50 p.m.

Upon a motion duly made by Director Korte, seconded by Director Dougherty and, upon vote, unanimously carried, the Board exited from Executive Session at 6:06 p.m. No action was taken.

Other: None.

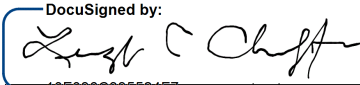
ADJOURNMENT

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

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vote, unanimously carried, the meeting was adjourned at 6:08 p.m.

Respectfully submitted,

By  DocuSigned by:
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Secretary for the Meeting