

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Tuesday, May 10, 2022

TIME: 3:30 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>
Thomas Dougherty	President	May, 2023
Donald W. Korte	Treasurer	May, 2022
Leigh C. Chaffee	Assistant Secretary	May, 2023
Timothy LaPan	Assistant Secretary	May, 2023
Linda Lutz-Ryan	Assistant Secretary	May, 2022

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 notice
- D. Approval of the Minutes from the April 12, 2022 regular Board meeting (enclosure)
- E. 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.

II. FINANCIAL MATTERS

- A. Review and consider approval of March 31, 2022 Financial Statements (enclosure)
- B. Review and consider approval of claims in the amount of \$76,770.94 (enclosure)
- C. Other

III. MANAGER MATTERS

- A. Operational Updates and Action Items –
 - 1. Landscape:
 - a. Update on Hydro Systems KDI project and irrigation mapping
 - b. Update on current/ outstanding proposals (enclosure)
 - 2. Davey Tree:
 - a. General Update (enclosure)
 - b. Review and consider approval of Tree Removal Proposal in Sunset Park in the amount of \$785.00 (enclosure)
 - 3. Pond Update:
 - a. Update on Account Manager
 - 4. Sunset Park:
 - a. Review and consider approval of Grant Ranch Master HOA Community Picnic Request (enclosure)
 - 5. Isthmus Park Project:
 - a. Discuss Isthmus Park Opening Celebration
 - b. Review and consider approval of Homestead Gazebo Proposal for Isthmus Park in the amount of \$ (to be distributed)
 - 6. Pump House Maintenance:
 - a. Review and consider approval of Rocky Mountain Pump and Controls Proposal for ALS Repair in the amount of \$865 (enclosure)

B. Other

IV. LEGAL MATTERS

A. Legal team transition

B. Other

V. DIRECTOR MATTERS

A. Confirm quorum for next regular Board meeting – June 14, 2022 at 4:30 p.m.

VI. OTHER BUSINESS

A. Other

VII. ADJOURNMENT

The next regular meeting is scheduled for June 14, 2022 at 4:30 p.m.

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
APRIL 12, 2022

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, April 12, 2022, at 4:30 p.m., at the Village Center. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Director Chaffee was absent and excused.

Also, In Attendance Were:

Anna Jones and Nic Carlson; CliftonLarsonAllen LLP ("CLA")
Rob Massengale, Johnny Jimenez and Cora Castegneri; Designscapes Colorado Inc.
Derek Fox; Davey Tree
Jack Pritchett; EcoResource Solutions
Jake Morgan and Jeremy Wuertemburg; Homestead Fencing
Al Chernosky; Resident
Paul LeFever; Grant Ranch Master HOA Manager

ADMINISTRATIVE
MATTERS

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

Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board excused the absence of Director Chaffee.

The Board reviewed the Agenda for the meeting.

Following discussion, upon a motion duly made by Director Dougherty, 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.

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. 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 March 8, 2022 Regular Board Meeting: Following review, upon a motion duly made by Director LaPan, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Minutes from the March 8, 2022 Regular Board Meeting, as presented.

Public Comment: Mr. LeFever addressed the Board regarding some tree removal requests made by a resident. Mr. Fox noted that Davey Tree will look into the issues.

Mr. LeFever mentioned the Picnic in the Park and requested a sponsorship from the Board in the amount of \$8,000. The Board discussed the sponsorship. Upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board approved sponsoring the Picnic in the Park event in the amount of \$8,000.

Resident Al Chernosky asked the Board about the website and about the agreement with Grant Water Sanitation District regarding tree removal.

**FINANCIAL
MATTERS**

February 28, 2022 Unaudited Financial Statements: Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the February 28, 2022 Unaudited Financial Statements, as presented.

Claims in the amount of \$255,815.42: Following review, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board accepted the Claims in the amount of \$255,815.42, as presented.

Other: None.

**MANAGEMENT
MATTERS**

Operational Updates and Action Items:

Landscape:

Hydro Systems KDI Project and irrigation Mapping: Mr. Massengale provided an update to the Board regarding the irrigation system noting that it is charged and ready for use.

Request From Homeowner Regarding Planting Around the Basketball Court at Sunset Park: The Board discussed this request and agreed to plant a tree near the southwest corner of the basketball court. The Board directed Mr. Massengale to add this to the planting request and will provide pricing for three trees at next month's Board meeting.

Sunset Park Tree Planting Proposal in the Amount of \$14,551: Following review, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Sunset Park Tree Planting Proposal in the amount of \$14,551.

Blue Herron Park Tree Planting Proposal in the Amount of \$8,158: Following review, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Blue Herron Park Tree Planting Proposal in the amount of \$8,158.

Isthmus Park Tree Planting Proposal in the Amount of \$8,100: Following review, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Isthmus Park Tree Planting Proposal in the amount of \$8,100.

Isthmus Park Bed Planting Proposal in the Amount of \$25,000.41: This item was tabled. No action was taken.

Other: Director LaPan asked Designsapes about irrigation and plant material plans for Isthmus Park. Mr. Massengale reported out on the progress. Ms. Castagneri presented a map outlining the irrigation and landscape design placement. Upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved Designsapes' proposal subject to final review by director LaPan in an amount not to exceed \$45,000.

Davey Tree:

General Update: Mr. Fox provided an update to the Board indicating the pruning project will commence in the next few weeks.

Vista Park Tree Removal Proposal in the Amount of \$1,375.00:

Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board ratified approval of the Vista Park Tree Removal Proposal in the amount of \$1,375.00.

Pond Update:

Blue Herron Park Pond March Water Quality Analysis: Mr. Pritchett reviewed the Water Quality Analysis Results with the Board. Mr. Carlson reviewed the water sampler adjacent to Bow Mar with the Board. EcoResource Solutions agreed to take manual samples and the results to the Board. No action was taken.

Isthmus Park Project:

Project Timeline: Director Lutz-Ryan provided an update to the Board.

Payments to Ashley Luke for Design Work: The Board discussed and agreed to pay a final invoice for her design services.

Gazebo Discussion: Director LaPan discussed the gazebo color scheme and noted that he will coordinate directly with Jay Fells.

Pump House Maintenance:

Rocky Mountain Pump & Controls, LLC Yearly Maintenance Proposal in the Amount of \$2,125.00: Mr. Carlson reviewed the proposal with the Board. Following review, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Rocky Mountain Pump & Controls, LLC Yearly Maintenance Proposal in an amount not to exceed \$2,125.00.

Fencing:

Methodology of Fence Repair: Mr. Morgan provided an update to the Board regarding the fence repair progress. The Board discussed the replacement criteria and asked for more communication with the residents when repair work is occurring. Mr. Morgan noted he will coordinate with Mr. LeFever and HOA staff for resident communications going forward and will also distribute door hangers with fence repair information to impacted homes. The Board also asked that a District representative conduct a fence walk through with Homestead. The board discussed

maintenance of fences adjacent to private property and determined that the District will be responsible for maintaining only the portions accessible and visible from District property. Additionally, the board determined that private improvements of District owned fences including gates will not be maintained by the District.

Following review and discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board approved Change Order for repairs in Vista Park in an amount not to exceed \$1000.00.

Roundabout:

Revocable License Agreement: Mr. Carlson reviewed the damage of the roundabout with the Board and discussed the terms of the License Agreement with the City of Lakewood. The Board discussed and determined to track the cost of repairs for the remainder of the year before making a decision. No action was taken.

Other: None.

LEGAL MATTERS

Legal Team Transition: Following discussion, upon a motion duly made by Director Korte, seconded by Director Dougherty and, upon vote, unanimously carried, the Board determined to engage Icenogle Seaver Pogue, P.C. and Attorney Alicia Corley as their new Legal Counsel. CLA will coordinate with McGeady Becher, P.C. and Icenogle Seaver Pogue, P.C to establish a transition plan and timing.

Other: None.

**DIRECTOR
MATTERS**

Pedestrian Crosswalk: Director Lutz-Ryan provided an update to the Board.

Quorum for Next Board Meeting: The Board confirmed a quorum for the next Board Meeting on May 10, 2022 and requested the meeting start at 3:30 p.m.

Other:

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 Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the meeting was adjourned at 6:07 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Bowles Metropolitan District
Financial Statements

March 31, 2022

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Bowles Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Bowles Metropolitan District, as of and for the period ended March 31, 2022, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the three month then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Bowles Metropolitan District because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

April 14, 2022
Englewood, Colorado

Bowles Metropolitan District
Combined Balance Sheet
March 31, 2022

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in Checking	\$ 48,537	\$ -	\$ -	\$ -	\$ 48,537
Cash in COLOTRUST	2,043,243	648,146	939,450	-	3,630,839
Cash COLOTRUST - Conserv Trust	-	-	-	-	-
Cash in Savings	-	-	-	-	-
Accounts receivable - taxes	113,412	-	88,089	-	201,501
Accounts receivable	-	-	-	-	-
Prepaid expenses	-	-	-	-	-
Due from Other Funds	-	-	-	-	-
	<u>2,205,192</u>	<u>648,146</u>	<u>1,027,539</u>	<u>-</u>	<u>3,880,877</u>
Other assets					
Improvements	-	-	-	7,976,731	7,976,731
Amount available in debt service fund	-	-	-	1,027,539	1,027,539
Amount to be provided for retirement of debt	-	-	-	15,977,461	15,977,461
	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,981,731</u>	<u>24,981,731</u>
	<u>\$ 2,205,192</u>	<u>\$ 648,146</u>	<u>\$ 1,027,539</u>	<u>\$ 24,981,731</u>	<u>\$ 28,862,608</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 230	\$ -	\$ -	\$ -	\$ 230
Due to Other Funds	-	-	-	-	-
	<u>230</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>230</u>
GO Bond Payable	-	-	-	17,005,000	17,005,000
Total liabilities	<u>230</u>	<u>-</u>	<u>-</u>	<u>17,005,000</u>	<u>17,005,230</u>
Fund Equity					
Investment in improvements	-	-	-	7,976,731	7,976,731
Fund balance	<u>2,204,962</u>	<u>648,146</u>	<u>1,027,539</u>	<u>-</u>	<u>3,880,647</u>
	<u>2,204,962</u>	<u>648,146</u>	<u>1,027,539</u>	<u>7,976,731</u>	<u>11,857,378</u>
	<u>\$ 2,205,192</u>	<u>\$ 648,146</u>	<u>\$ 1,027,539</u>	<u>\$ 24,981,731</u>	<u>\$ 28,862,608</u>
	-	-	-	-	-

Bowles Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
For Three Month Ended March 31, 2022
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)	<u>---Prior YTD---</u>
Revenues				
Property taxes-Jeffco	\$ 678,292	\$ 382,790	\$ (295,502)	\$ 347,951
Property taxes-Denver	677,219	330,563	(346,656)	311,507
Specific ownership taxes-Jeffco	103,544	13,555	(89,989)	25,586
Specific ownership taxes-Denver	101,600	26,890	(74,710)	19,052
Conservation Trust fund	20,000	7,801	(12,199)	-
HOA Contribution /Water/Landscape	30,000	-	(30,000)	-
Sub HOA Contribution/Irrigation	4,000	313	(3,687)	-
Miscellaneous Income	2,000	-	(2,000)	3,029
Interest income	2,000	1,089	(911)	10,060
	<u>1,618,655</u>	<u>763,001</u>	<u>(855,654)</u>	<u>717,185</u>
Expenditures				
Accounting	13,000	1,284	11,716	2,109
Audit	7,000	-	7,000	-
Directors Fees	6,000	1,500	4,500	1,400
Election expense	50,000	22	49,978	-
Insurance	15,000	29,398	(14,398)	8,580
Legal	25,000	1,704	23,296	1,775
Management	105,000	9,334	95,666	14,706
Office supplies/misc expense	7,000	123	6,877	2,272
SDA Dues/Conferences	1,500	-	1,500	-
Payroll Taxes	600	115	485	107
Snow Removal	20,000	9,280	10,720	3,502
General tree maint/replacement	155,000	3,176	151,824	82,314
General landscape maintenance	435,000	45,027	389,973	63,700
Landscape maintenance -other	-	-	-	4,848
Foothills Recreation IGA	10,000	848	9,152	2,244
Repairs/maintenance/other	70,000	33,253	36,747	1,830
Portable restrooms	10,000	1,741	8,259	2,529
Special events	13,000	-	13,000	-
Treasurer's fees	20,334	8,998	11,336	8,335
Telephone	3,000	222	2,778	603
Utilities	24,000	1,424	22,576	584
Monument Signs	15,000	14,911	89	-
Storm Water Monitoring	55,000	-	55,000	-
Storm Drainage Services	-	-	-	-
Water operations	-	-	-	162
Water pump service (operations)	10,000	-	10,000	-
Water annual assessment	55,000	53,300	1,700	47,958
Engineering / water samples	12,000	-	12,000	-
Contingency	2,064,602	-	2,064,602	-
Operating transfers out	100,000	-	100,000	-
Emergency reserve (3%)	34,123	-	34,123	-
	<u>3,336,159</u>	<u>215,660</u>	<u>3,120,499</u>	<u>249,558</u>
Excess (deficiency) of revenues over expenditures	(1,717,504)	547,341	2,264,845	
Fund balance - beginning	<u>1,717,504</u>	<u>1,657,621</u>	<u>(59,883)</u>	
Fund balance - ending	\$ <u>-</u>	\$ <u>2,204,962</u>	\$ <u>2,204,962</u>	

Bowles Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For Three Month Ended March 31, 2022
Capital Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>	<u>---Prior YTD---</u>
Revenues				
Other Income	\$ -	\$ -	\$ -	\$ -
Transfer from debt service fund	-	-	-	-
Transfer from general fund	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures				
Water Shares	-	-	-	-
Legal	-	-	-	-
District Management	-	-	-	-
Capital Expense-Parks & Trails	-	-	-	-
Capital Expense-Landscape improvements	-	-	-	-
Capital Expense-Trees	-	-	-	-
Capital Expense-Stormwater	-	-	-	-
Capital Expense-Fence	-	-	-	16,944
Isthmus Park Design	-	-	-	-
Sunset Park	-	-	-	5,908
Park Facilities	-	-	-	-
Blue Heron	-	-	-	-
Lolly Park	-	-	-	12,750
Capital expense-irrigation improvements	-	-	-	-
Asphalt	140,000	-	140,000	-
Drainage	10,000	-	10,000	-
Sidewalks	25,000	-	25,000	-
Trees/shrubs	115,000	-	115,000	-
Irrigation ditch improvements	126,000	80,575	45,425	-
Tree removal	8,000	-	8,000	-
Contingency	142,098	-	142,098	-
	<u>566,098</u>	<u>80,575</u>	<u>485,523</u>	<u>35,602</u>
Excess (deficiency) of revenues over expenditures	(566,098)	(80,575)	485,523	
Fund balance - beginning	<u>566,098</u>	<u>728,721</u>	<u>162,623</u>	
Fund balance (deficit) - ending	<u>\$ -</u>	<u>\$ 648,146</u>	<u>\$ 648,146</u>	

Bowles Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For Three Month Ended March 31, 2022
Debt Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>---Prior YTD---</u>
Revenues				
Property taxes-Jeffco	\$ 818,875	462,127	\$ (356,748)	\$ 458,469
Property taxes-Denver	817,580	399,076	(418,504)	410,450
Transfer from General Fund	100,000	-	(100,000)	-
Interest income	1,500	18	(1,482)	96
	<u>1,737,955</u>	<u>861,221</u>	<u>(876,734)</u>	<u>869,015</u>
Expenditures				
2013 Bonds-Principal	910,000	-	910,000	-
2013 Bonds-Interest	770,963	-	770,963	-
Legal	10,000	-	10,000	-
Treasurer fees	24,555	10,862	13,693	10,983
Trustee/paying agent fees	3,000	-	3,000	-
	<u>1,718,518</u>	<u>10,862</u>	<u>1,707,656</u>	<u>10,983</u>
Excess (deficiency) of revenues over expenditures	19,437	850,359	830,922	
Fund balance - beginning	<u>160,450</u>	<u>177,180</u>	<u>16,730</u>	
Fund balance (deficit) - ending	\$ <u><u>179,887</u></u>	\$ <u><u>1,027,539</u></u>	\$ <u><u>847,652</u></u>	

Vendor Name	Invoice #	Invoice Date	Due Date	GL Posting Description	Bill Line Item Amo	Bill Line Item Account Name	Bill Line Item	Bill Line Item Department Name
Eonupdate Web Strategy	4042022	4/4/2022	4/4/2022	4/30/2022 04 web page update	35.00	Web Site	6569	1
Grant Ranch Master HOA	100	5/5/2022	5/5/2022	5/31/2022 Sponsorship of Picnic	8,000.00	Special Events	6566	1
Designscapes Colorado	113931	3/30/2022	3/30/2022	4/30/2022 03 30 22 irrigation repairs	450.00	Repair and maintenance	6575	1
United Site Services	114-1298474	3/31/2022	3/31/2022	4/30/2022 portable restrooms	284.63	Portable restrooms	6605	1
United Site Services	114-1298474	3/31/2022	3/31/2022	4/30/2022 portable restrooms	49.50	Portable restrooms	6605	1
United Site Services	114-1301214	4/13/2022	4/13/2022	4/30/2022 portable restrooms	517.60	Portable restrooms	6605	1
United Site Services	114-1301940	4/15/2022	4/15/2022	4/30/2022 portable restrooms	215.15	Portable restrooms	6605	1
Designscapes Colorado	114332	3/31/2022	3/31/2022	4/30/2022 03 31 22 Rock damage	489.80	Repair and maintenance	6575	1
Designscapes Colorado	114414	4/19/2022	4/19/2022	4/30/2022 Irrigation work	250.00	Repair and maintenance	6575	1
Designscapes Colorado	114471	4/19/2022	4/19/2022	4/30/2022 04 Rock damage	732.50	Repair and maintenance	6575	1
Designscapes Colorado	114506	4/25/2022	4/25/2022	4/30/2022 04 irrigation work	3,686.13	Repair and maintenance	6575	1
Designscapes Colorado	114629	4/25/2022	4/25/2022	4/30/2022 04 Trees	4,732.00	Special/Tree Replacement	6572	1
Designscapes Colorado	114684	4/26/2022	4/26/2022	4/30/2022 04 remove stump	1,525.00	General tree maint/replacemen	6577	1
Designscapes Colorado	114702	4/26/2022	4/26/2022	4/30/2022 04 irrigation work	477.50	Repair and maintenance	6575	1
Designscapes Colorado	114776	4/1/2022	4/1/2022	4/30/2022 04 maintenance	22,513.58	Landscape Maintenance	6570	1
EcoResource Solutions Inc.	15491	3/31/2022	3/31/2022	4/30/2022 03 battery replacement	410.00	Water Operations	6580	1
EcoResource Solutions Inc.	15494	3/31/2022	3/31/2022	4/30/2022 03 18 22 water monitoring	1,730.48	Water Operations	6580	1
EcoResource Solutions Inc.	15495	3/31/2022	3/31/2022	4/30/2022 03 pond work	385.00	Water Operations	6580	1
EcoResource Solutions Inc.	15496	3/31/2022	3/31/2022	4/30/2022 03 water sampling and lab fees	2,583.50	Water Operations	6580	1
UNCC	222030209	3/31/2022	3/31/2022	4/30/2022 03 transmissions	70.20	Miscellaneous	6565	1
UNCC	222040219	4/30/2022	4/30/2022	4/30/2022 03 transmissions	89.70	Miscellaneous	6565	1
Rocky Mountain Pump & Contrc	3039	4/29/2022	4/29/2022	4/30/2022 04 service pump station	950.00	Repair and maintenance	6575	1
Clifton, Larson, Allen LLP	3217616	3/31/2022	3/31/2022	4/30/2022 03 management	12,589.62	District Management	6300	1
Simmons & Wheeler P.C.	32717	3/31/2022	3/31/2022	4/30/2022 03 accounting	2,509.96	Accounting	6100	1
McGeady Becher P.C.	388WMar22	3/31/2022	3/31/2022	4/30/2022 03 legal	1,340.50	Legal Fees	6450	1
McGeady Becher P.C.	388WMar22	3/31/2022	3/31/2022	4/30/2022 03 legal	189.00	Election Expense	6340	1
Homestead Painting LLC	5326	4/20/2022	4/30/2022	4/30/2022 Fence repairs	1,000.00	Cap Expend - fence	8021	2
CenturyLink	0-283-697647	4/1/2022	4/1/2022	4/30/2022 720-283-6976 479B	221.42	Telephone	6500	1
Davey Tree	916425780	3/30/2022	3/30/2022	4/30/2022 03 29 22 stump grinding	810.00	General tree maint/replacemen	6577	1
Davey Tree	916457913	4/11/2022	4/11/2022	4/30/2022 04 tree removal	900.00	General tree maint/replacemen	6577	1
Davey Tree	916483866	4/19/2022	4/19/2022	4/30/2022 04 beetle treatment	6,223.00	General tree maint/replacemen	6577	1
Timothy LaPan	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 05 10 22 Director Fee	(7.65)	Payroll Taxes payable	2010	1
Timothy LaPan	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 05 10 22 Director Fee	100.00	Director's Fees	6250	1
Thomas Dougherty	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 05 10 22 Director Fee	100.00	Director's Fees	6250	1
Thomas Dougherty	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 05 10 22 Director Fee	(7.65)	Payroll Taxes payable	2010	1
Linda Lutz-Ryan	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 04 12 22 Director Fee	100.00	Director's Fees	6250	1
Linda Lutz-Ryan	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 04 12 22 Director Fee	(7.65)	Payroll Taxes payable	2010	1
Donald W. Korte	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 05 10 22 Director Fee	(7.65)	Payroll Taxes payable	2010	1
Donald W. Korte	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 05 10 22 Director Fee	100.00	Director's Fees	6250	1
Leigh C. Chaffee	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 05 10 22 Director Fee	(7.65)	Payroll Taxes payable	2010	1
Leigh C. Chaffee	eeting 05-10-	5/10/2022	5/10/2022	5/31/2022 05 10 22 Director Fee	100.00	Director's Fees	6250	1
Foothills Park & Recreation	ES000000034	3/31/2022	3/31/2022	4/30/2022 03 Resident use	348.42	Foothills Recreation IGA	6556	1
					76,770.94			

Grant Ranch Status Report of Proposals 5/10/2022

Enhancement/Proposal	Status	Proposal date Date	Start Date	Estimated Cost	Notes
Sunset Park Tree plantings	Done	3/31/2022		\$ 14,551.00	
Blue Heron Park tree plantings	Done	3/31/2022		\$ 8,158.00	
Isthmus Park tree plantings	Starting May 2nd	4/1/2022		\$ 8,100.00	
Isthmus park bed plantings	Starting May 2nd	4/5/2022		\$ 25,000.41	
Isthmus park irrigation	Starting May 2nd	4/5/2022		\$ 9,421.00	
Sunset park basketball court tree plantings	Done	4/15/2022		\$ 3,369.00	

4/29/22

Bowles Metro District/Davey Tree Update for May Meeting

General:

Continued:

1. PHC services are on track. Some treatments coming up here in May.
2. We are also planning to start the bigger pruning project in approx mid May

Other New/Proposed:

1. Looked at Maple trees in NW corner of Sunset Park. At least one is dead with serious trunk damage and splits. Another also has some trunk damage but the crown at least appears to have buds. It may not come out well this spring though. Included is proposal to remove the 1 tree for now. I am still planning a May walk around through all of Bowles property areas to identify and quote any trees for removal. We could hold off on this removal for now and tie into a larger tree removal proposal for June.



The Davey Tree Expert Company
 4450 S. Windermere St
 Englewood, CO 80110-5540
 Phone: (303) 761-3052 x5430 Fax: (303) 761-3089
 Email: Derek.Fox@davey.com



Client	Service Location	4/28/2022
CLIFTON ALLEN LARSON ATTENTION PATRICK SHANNON 8390 E CRESCENT PKWY STE 500 GREENWOOD VLG, CO 80111-2814	BOWLES METRO DISTRICT C/O CLIFTON ALLEN LARSON 7255 W GRANT RANCH BLVD LITTLETON, CO 80123-0813 Work: (303) 265-7998 Email: AcctPayColo@claconnect.com	Proposal #: 20005890-1651174982 Account #: 3884705 Ship To #: 1516637 Home: (303) 265-7998 Fax: (303) 779-0348 Email: AcctPayColo@claconnect.com

	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Removal		\$525.00		\$525.00
Location: Sunset Park (Bowles Tree)				
Cut off to as low a stump as possible - 1 dead Autumn Blaze Maple tree in the NW corner of the park near the playground and benches. Haul off all wood and debris.				
<input type="checkbox"/> Stump Grinding		\$260.00		\$260.00
Location: Sunset Park (Bowles Tree)				
Stump grind out the above Maple stump below grade. Hole is backfilled with the resulting woody debris.				

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

<i>Derek Fox</i>		
Derek Fox CO Applicator Certified # 6109 ISA Certified Arborist RM-2302A Cert TreeCare Safety Prof 02769	Authorization	Date

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

Bowles Metropolitan District
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111-2814
303-779-4525
303-773-2050 (fax)

Application and Revocable Park Use Permit for District Facilities
/ Waiver and Release from Liability and Agreement to Indemnify

(Applicant must be at least 21 years of age)

Check Box for Applicable Facility

Organized Sports Activities/Practices Blue Heron Park

Organized Sports Activities/Practices Sunset Park

Covered Picnic Shelter Sunset Park

Organization Grant Ranch master HOA

Location of the Event / Park Name Sunset Park

Purpose of Event Community Picnic

Date of Event 06/11/2022

Maximum Attendance 300; Hours 10 a.m./p.m. to 4 a.m./p.m.

Applicant's Name Grant Ranch master HOA

Address 7255 W. Grant Ranch Blvd.

Phone: Office 303-734-8888 Home 303-588-0548

If the requested use is for Organized Sports Practices:

DISTRICT RESIDENT/SPONSOR NON-RESIDENT/SPONSOR

- Number of Resident Players
- Number of Non-Resident Players
- Number of Resident Coaches
- Number of Non-Resident Coaches

POLICY

I. ORGANIZED SPORTS PRACTICES: The Bowles Metropolitan District (the “District”) Board of Directors has adopted an addendum to the Park Use Permit Policy regarding organized sport team practices at Blue Heron Park and Sunset Park. The District has determined it is in the best interest of the Grant Ranch Community to allow limited practices for organized sport teams at Blue Heron Park and Sunset Park only via Park Use Permits. Teams may practice from 3:30 p.m. until dusk Monday through Thursday. No practices will be permitted from Friday through Sunday. There will be a \$5.00 per player fee for residents of the District and \$10.00 per player fee for non-residents of the District. The individual players’ fees are to be collected in lieu of the damage and event fees normally charged for a park use permit.

Please note, that in order to be eligible for Organized Sport Team Practice Permit, a team must comprise itself of at least two District residents, i.e., coach and / or players, no exceptions! Permits will be issued seasonally on a first come first serve basis. The applications will be available at both the District Office at 8390 E. Crescent Pkwy., Suite 500, Greenwood Village, Colorado (phone 303-779-4525) and on the website at BowlesMetroDistrict.org. The applicant must be a resident of the District unless the applicant has received written authorization from the Board of Directors to use the Property. The applicant must complete and execute this Application for Revocable Park Use Permit for Organized Sport Team Practices, which includes a Waiver and Release from Liability and then submit the applicable fees. If the applicant is a corporation, the Application and Waiver must also be executed by an individual.

II. COVERED PICNIC SHELTER. The District charges a \$100.00 fee for reservation of the covered picnic structure at Sunset Park and immediate park area, as well as a refundable fee of \$100.00. The \$100.00 refundable fee will be returned once determination is made of the condition of the park after use. The applicant must be a resident of the District unless the applicant has received written authorization from the Board of Directors to use the Property. The applicant must complete and execute this Application and return for consideration.

PERMIT CONDITIONS

- i. Motorized vehicles are prohibited (this includes vehicles for purposes of unloading or loading equipment). Exceptions will require prior District approval in writing.
- ii. No commercial concessions shall be operated, nor charge or donation request of any kind be made of the public on the premises. Programs, circulars, pamphlets, handbills, or any other printed material shall not be sold or give away or contain any advertising without prior written District approval.
- iii. Upon termination of permitted use, the area shall be restored to a litter free condition. Repair or cleanup required by the District will be billed to applicant based on cost of service.

- iv. If additional security or traffic control measures are required, the District will not assume any financial responsibility.
- v. Tents, booths, stands, awnings, canopies, or other structures are prohibited without the express written consent of District.
- vi. Destruction, damage, or removal of any vegetation, or defacement of District property is prohibited. Applicant shall be responsible for any and all such damages.
- vii. Disorderly conduct and / or abusive language shall be prohibited and shall be cause for ejectment and loss of deposit.
- viii. Any machine or device for the purpose of amplification of human voice, music or any other sound is prohibited without the prior express written consent of the District.
- ix. No alcoholic beverages shall be permitted. Consumption of alcoholic beverages shall be cause for ejectment and loss of deposit.
- x. No participant or spectator involved in any organized games or contests may consume alcoholic beverages.
- xi. A copy of this permit must be in the possession of the applicant or designated representative and shown to District personnel upon request.
- xii. District parks and facilities are patrolled by local law enforcement agencies and all other applicable rules and regulations to include state statutes, county regulations or city ordinances will be enforced.
- xiii. The applicant and the organization shall be responsible for its/his/her actions and the actions of the parties represented as a result of this permit and shall execute the Waiver and Release which follows this Application for Revocable Park Use Permit. An unexecuted Waiver and Release shall render this Permit null and void.
- xiv. Special requests regarding motorized vehicles, concessions, printed material, structures, sound equipment, hours and other: _____ must be made in writing to the Bowles Metropolitan District at least 30 days prior to the event.
- xv. This Permit is non-assignable.

VIOLATION OF ANY OF THE PERMIT CONDITIONS MAY RESULT IN IMMEDIATE REVOCATION AND / OR FORFEITURE OF THE PARK USE PERMIT. REPAIRS OR CLEANUP BEYOND NORMAL USE WILL BE BILLED TO APPLICANT BASED ON COST OF SERVICE.

Initials of Applicant _____

I have read, understand, fully agree with and accept all responsibility for the terms and conditions of this permit.

Signature of Applicant Paul LeFors Organization Represented Grant Ranch Master HOA

Date 05/05/22

Initials of Applicant _____

**Bowles Metropolitan District
Revocable Park Use Permit**

Name of Organization: Grant Ranch Master HOA

Address of Organization: 7255 W. Grant Ranch Blvd.
Littleton CO 80123

Name of Park / Location: Sunset Park

Dates of Use: From June 11 to June 11

Times of Use: From 10 am to 4 pm

Approved _____ Disapproved _____ Date _____

Fee:

____ Organized Sports Practices(\$5.00 / player for residents & \$10.00 / player for non-residents)

____ Covered Picnic Shelter Sunset Park (\$100.00 non-refundable reservation fee and \$100.00 refundable deposit)

Cash _____ Check # _____ Other _____ Total \$ _____

Special Conditions: Requesting to waive Fee

Paul Le Jan
Signature

G.R. Master HOA
Title

05/05/22
Date

**WAIVER AND RELEASE FROM LIABILITY
AND AGREEMENT TO INDEMNIFY**

IN CONSIDERATION of the permission granted by the Bowles Metropolitan District (the "District") to enter upon the Property for the purpose defined in the Application for Revocable Park Use Permit, to which this RELEASE is attached and made a part, the undersigned applicant (the "Applicant"), on behalf of him/herself, and, if applicable, the organization, its members, representatives, guests, invitees and successors (the "Organization") (where applicable, the Applicant and Organization are hereafter referred to collectively as the "Undersigned") hereby agree as follows:

1. If executed on behalf of an Organization, Applicant states that he/she has been authorized to execute this application on behalf of the Organization.
2. That upon entering any such areas as described in the Application for Revocable Park Use Permit, the Undersigned will continuously thereafter inspect such facilities and all portions thereof, and its continued use thereof shall constitute an acknowledgement that it has inspected such facility and finds and accepts the same as being safe and reasonably suited for the purposes of the use; and further agrees and warrants that if at any time the facility is deemed to be unsafe, park officials will be notified, and use of the facility will be terminated.
3. The Undersigned HEREBY RELEASES, WAIVES, DISCHARGES AND CONVENANTS NOT TO SUE THE DISTRICT, its officers, officials, representatives and assigns from all claims, demands and any and all manner of actions, causes of action, suits, damages, claims and demands whatsoever in law, or in equity, which against the District, the Undersigned ever had, now has, or which its successors, executors or administrators hereafter can, shall or may have, for, upon or by reason of any manner, cause created by or existing out of the permitted use of the Property by the Undersigned.
4. The Undersigned AGREES TO INDEMNIFY AND HOLD HARMLESS the District, its officers, officials and representatives from and against any and all claims, demands and any and all manner of actions, causes of action, suits, damages, claims and demands whatsoever in law, or in equity, which against the District or the Undersigned, any party shall or may have for, upon or by reason of any manner, cause created by or existing out of the permitted use of the Property by the Undersigned.
5. The Undersigned expressly acknowledges and agrees that the activities at the facility are dangerous and involve risk of serious injury and/or death and/or property damage and HEREBY ASSUMES FULL RESPONSIBILITY FOR THE RISK OF BODILY INJURY, DEATH OR PROPERTY DAMAGE resulting from the negligence of the District or otherwise while in or upon the facility and/or while competing, officiating, observing or working for or for any purpose participating in the event which is the subject of the application.

- 6. IN THE EVENT INTOXICATING BEVERAGES ARE SERVED OR SUPPLIED BY WHATEVER MEANS ON THE PARK GROUNDS TO THE UNDERSIGNED BY THE UNDERSIGNED OR OTHER INDIVIDUAL OR ENTITY IN ATTENDANCE, OR TO ANY OTHER INDIVIDUAL OR ENTITY IN ATTENDANCE BY THE UNDERSIGNED, THE UNDERSIGNED SPECIFICALLY ACKNOWLEDGE THAT THE TERMS OF THIS RELEASE WILL APPLY THERETO IN EVERY RESPECT. THE UNDERSIGNED HAS ACKNOWLEDGED AND AGREED THAT IT WILL BEAR COMPLETE RESPONSIBILITY, IN ACCORDANCE WITH THE TERMS OF THIS RELEASE, FOR SUCH INJURIES OR DAMAGES TO ANY PERSON OR PROPERTY WHICH MAY RESULT AND WILL INDEMNIFY THE DISTRICT FOR ANY AND ALL LIABILITY INCURRED BY IT AS A RESULT OF THE SERVICE OR SUPPLICATION OF INTOXICATING BEVERAGES ON THE PARK GROUNDS, AS STATED ABOVE.

- 7. The Undersigned expressly agrees that this Waiver, Release, and Indemnification Agreement is intended to be as broad and inclusive as is permitted by the law of the State of Colorado, and further that if any part hereof is held invalid, the remainder of this Agreement shall continue in legal force and effect.

Initials of Applicant _____

THE UNDERSIGNED HAS READ, UNDERSTANDS, AND VOLUNTARILY SIGNS THIS RELEASE AND WAIVER OF LIABILITY AND INDEMNITY AGREEMENT and further agrees that no oral representations, statements or inducements have been made.

UNDERSIGNED

Grant Ranch Master HOA
Organization / Applicant

By: Paul LeFever

05/05/22
Date

Organization / Applicant's Address:

7255 W. Grant Ranch Blvd
Littleton, CO 80123

Secondary Contact Person / Phone #



QUOTATION PROPOSAL

FROM: Rocky Mountain Pump & Controls, LLC
303-524-5844
email: craig@rmpumpcontrols.com

Date: 05/03/2022
Quotation# 0522-01

To: Mr. Nic Carlson
Grant Ranch
Assistant District Manager-CLA

Delivery: 30 days

Grant Ranch Irrigation Pump Station ALS Repair

This is a proposal to restore the Auto Lake Screen Controls on the Grant Ranch Pump Station. The ALS has not been working since the new control panel went in a couple of years ago. The work involved would be to install a new solenoid valve that is 120-volt A/C onto the 2" valve for the ALS feed. This also would involve installing all new connectors to each port, or trimming the valve for the new solenoid. The wye strainer would be converted to a manual flush back to the wet well which would be very useful and much more dependable for the operation of the ALS.

This work would include all materials and the 3-way solenoid plus all the compression fittings and the flush side fittings to do the modification. Also, all labor is included in the quote proposal.

Total for work above: \$865

Purchase orders should be made out to Rocky Mountain Pump & Controls, LLC. Payment to be made in US Dollars. This quote is good for 30 days from above date.

QUOTED BY: _____
Craig Gershon, President
Rocky Mountain Pump & Controls, LLC

Date: _____

ACCEPTED BY CUSTOMER:

Signature

Title

Date

End of Quotation # 0522-01

**THE FOLLOWING ARE POST PACKET ITEMS:
ITEMS THAT WERE DISTRIBUTED AT THE MEETING
AND NOT IN THE ORIGINAL PACKET**

HOMESTEAD PAINTING LLC
9751 W. 44th Ave.
Unit 103
Wheat Ridge, CO 80033
303-456-5942
hspaintllc@aol.com

May 8, 2022

Bowles Metro District
8390 E Crescent Parkway
Suite 300
Greenwood Village, CO 80111

PROPOSAL / CONTRACT / REVISED

Re: Nicholas Carlson
Anna Jones

Homestead Painting LLC does hereby propose to furnish the materials and perform the labor necessary for the completion of the following:

(Isthmus Park Gazebo)

Scope of Work

Replace the decking and railing on the gazebo.

Demolition:

- a. Remove and dispose of the existing decking and railing.
- b. Examine remaining substrate and supports for deterioration. Provide a proposal to Bowles Metro District for any additional replacement required.
- c. Install temporary fencing around the ramp area to limit public access. Install signage notifying the public of the closure of the gazebo.

Install new decking and railing

All materials will be installed in strict accordance of the manufacturer's specifications.

Decking:

- a. Clean the top of the joists and install flashing and joint tape.

Install Timbertech Pro decking per manufacturer's specifications using approved fasteners and install railing system.

Deck and Railings Option # 1:

Install Timber Tech Classic composite railing:

COST: \$58,500.00

Deck and Railings Option # 2:

Install Impression Metal railing:

COST: \$53,000.00

Ramp and Deck Fascias Option # 1:

Install 1 x 12 Timber Tech Pro to all exterior lower fascia surfaces on the gazebo and the ramp:

COST: \$2,460.00

Ramp and Deck Fascias Option # 2:

Power wash and prep the exterior fascia surfaces below the deck and ramp. Apply coat to cover of solid latex stain to the exterior sides.

COST: \$1,400.00

Painting:

Fill and sand damaged surfaces on the upright gazebo supports that have previously painted surfaces.

Repair and touch up any areas where the existing railings have been removed.

This will include painting the concrete support posts and any other previously painted

areas to insure a finished appearance.

COST: \$950.00

Provide specifications to manager when material is selected.

Prices may vary depending upon selection of materials.

Insurance

The contractor shall furnish and maintain during the life of this contract the following insurance coverage's.

- a. Workman's Compensation Insurance for all of his employees employed at the site of the project, and incase of any sublet, the contractor shall require the subcontractor similarly to provide Workman's Compensation Insurance for all of the employees unless such employees are covered by protection afforded by the contractor.
- b. Comprehensive General Liability Insurance.
- c. Comprehensive Automobile Liability Insurance.
- d. Liability limits are \$1,000,000.00 per incident.

Payment

- a. Payment shall be made for each completed and approved invoice within (10) ten days of receipt of the owner.

Entire Agreement

- a. The foregoing constitutes the entire agreement between parties and may be modified only by written agreement by both parties.

Signed this _____ day of _____ 2022

_____ Date

Homestead Painting LLC
Jake Morgan _____ Date