

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 14, 2023

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, February 14, 2023, at 4:30 p.m., at the Village Center. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Timothy LaPan, President
Donald W. Korte, Treasurer
Leigh C. Chaffee, Assistant Secretary

Director Lutz-Ryan was absent and excused

Also, In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez; Designscares Colorado Inc.
Paul LeFever; Grant Ranch Master HOA Manager
Derek Fox; Davey Tree
Pilar Hoyos and Karl Brummert; Residents

ADMINISTRATIVE MATTERS

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

The Board reviewed the agenda for the meeting.

Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the agenda, as amended to revise the term on the vacant position, add the park reservation request and excused Director Chaffee.

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.

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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.

Public Comment: Ms. Hoyos and Mr. Brummert reviewed the Audubon sponsorship request that was included in the meeting packet. Mr. Carlson noted that Mr. Brummert and the Audubon Society had a hand in helping the District with the Isthmus Park Signage Project. Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved making a contribution to the Audubon Society in the amount of \$1,250.00, subject to final legal approval.

Mr. LeFever noted that the Grant Ranch HOA Board would like to readdress the removing the Meugo Pines at the entrance of Blue Heron Park. The Board directed Davey Tree to remove the pines at their discretion.

Mr. LeFever also asked about the damage to the fence behind the school at Blue Heron Park. The Board directed Homestead Painting to fix the fence the next time they are out in the District.

Mr. LeFever noted that this will be his last meeting and that a new HOA Manager has been selected. He noted that he should be at the March meeting.

December 13, 2022 Revised Board Meeting Minutes: Mr. Carlson reviewed the revision to the minutes. Following review, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the December 13, 2022 Revised Board Meeting Minutes, as presented.

January 10, 2023 Board Meeting Minutes: Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the January 10, 2023 Board Meeting Minutes, as presented.

2023 Property Schedule: Mr. Carlson reviewed the updated Property Schedule with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board adopted the revised Property Schedule, as presented.

Safety Grant Request: Mr. Carlson reviewed with the Board noting that the District was awarded \$2,939.28.

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Audubon Sponsorship Request: This item was covered during Public Comment.

FINANCIAL MATTERS

Claims in the amount of \$137,337.41: Mr. Carlson reviewed the claims with the Board noting that accounting functions are under transition. Mr. Carlson noted that there are some claims that did not make into the listing in the packet. Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Claims in an amount not to exceed \$194,000, subject to final review by CLA and Director Korte.

December 31, 2022 Unaudited Financial Statements: Mr. Carlson reviewed the financial statements with the Board and noted that the Total Expenditures in the Capital Project Fund is higher than budgeted so an amendment is needed. Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the December 31, 2022 Unaudited Financial Statements, as presented.

LEGAL MATTERS

Director Election Update: Mr. Carlson reviewed the Director Election Memorandum with the Board.

MANAGEMENT MATTERS

Operational Updates and Action Items: Mr. Carlson reviewed the action item log with the Board.

Landscape:

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

Hydro Systems KDI Project and irrigation Mapping: Director LaPan asked for an update on the mapping. Mr. Jimenez noted he would follow up.

Discussion Regarding the Gate Valve Behind Belvedere: Mr. Jimenez provided an update to the Board noting this project has been completed.

Other: The Board discussed the unauthorized trimming that has been occurring around the pump house. The Board gave direction to Legal Counsel to send a cease-and-desist letter to the resident and the sub HOA.

Davey Tree:

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

Other- Lacrosse Park Use Application: Mr. Carlson reviewed the

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application with the Board. Following review, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Lacrosse Park Use Application.

DISTRICT
ENGINEER

Other: None.

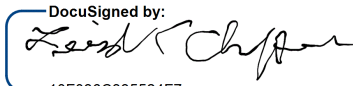
OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board adjourned the meeting at 5:24 p.m.

Respectfully submitted,

By  Secretary for the Meeting