

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
SEPTEMBER 12, 2023

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, September 12, 2023, at 4:30 p.m., at the Village Center. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Tim LaPan, President
Paul Lefever, Secretary
Donald W. Korte, Treasurer
Linda Lutz-Ryan, Assistant Secretary
Alan R. Lee, Assistant Secretary

Also, In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez; Designscapes Colorado Inc.
Derek Fox; Davey Tree
Tom Hewitt; Grant Ranch Homeowners Association
Scott Barnett; Mulhern MRE
Todd Wenskoski; Livable Cities Studio
Luke Breedlove; Entitlement and Engineering Solutions, Inc.
Al Chernosky, Chris Browning, Doda White, Alan Smith, Carolyn, and Ruthann Moony; 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 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: Mr. Carlson confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

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Following discussion, it was determined to conduct the meeting at the above-stated date, time and location.

It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Public Comment: Mr. Browning commented on the leaning fence in the Orchards. He noted that Homestead came by to look at his portion of the fence and dug some holes that they have not filled.

Mr. Breedlove commented on the storm sewer system located on Tract A and the issue of the trash that is flowing through the sewer. He presented a solution from the City of Lakewood and requested the District look into granting access. Mr. Breedlove also noted that Lowes is coordinating a volunteer day for the employees to clean up the trash as they believe they have contributed to the accumulation of trash. The Board directed CLA to work with Mr. Breedlove to create a plan and present at the next meeting.

Mr. Chernosky noted the irrigation system has been running nonstop in Blue Heron and commented on the cattail mitigation efforts from EcoResource Solutions the last couple of weeks. Mr. Chernosky volunteered to clean up the debris at Blue Heron pond.

Ms. Moony asked when the aerators will be installed. Mr. Carlson noted the shipment was delayed.

Ms. White introduced herself and asked what the action the Board is taking to treat the Ash trees. Mr. Fox noted that there are two different types of treatments that can be administered and that soil injections were done this year. Mr. Fox is completing a plan for the ash trees in the District to present to the Board.

A resident commented on the irrigation leak that caused some flooding and expressed her concerns on the amount of time it took to shut the water off. Mr. Jimenez noted that Designscapes services the area as soon as possible.

August 8, 2023 Board Meeting Minutes: Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the August 8, 2023 Board Meeting Minutes, as presented.

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Rocky Mountain Recreation Inc Proposal to Replace Trash Cans in the amount of \$10,172.00: Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the Rocky Mountain Recreation Inc proposal to replace trash cans in the amount of \$10,172.00.

Second Amendment to Pond and Water Quality Management Task Order Services Contract with EcoResource Solutions, Inc.: Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the Second Amendment to Pond and Water Quality Management Task Order Services Contract with Eco Resource Solutions, Inc.

Purchase of New Irrigation Computer in the amount of \$593.60: Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the purchase of a new irrigation computer in the amount of \$593.60.

FINANCIAL MATTERS

Claims in the amount of \$34,059.34: Mr. Carlson reviewed the claims with the Board. Director Korte noted he approved more claims in Bill.com than what is reflected on this claims listing. Mr. Carlson noted that is due to an overlap. Following discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Claims in the amount of \$34,059.34, as presented.

June 30, 2023 Unaudited Financial Statements: Mr. Carlson 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 approved the June 30, 2023 unaudited financial statements, as presented.

MANAGEMENT MATTERS

Pond Management Update: Mr. Carlson noted the aerator shipment was delayed but should be installed early next week.

Operational Updates and Action Items

Landscape:

General Update: Mr. Jimenez provided an update to the Board noting the roundabout by Lowes was hit again. Mr. Carlson noted the gate valve leak was in the Reservoir company's driveway but will be repaired. Director LaPan noted he would like to replace the concrete that was removed with removable panels so the pipe is easily accessible.

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Pumphouse Planting Proposal: Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Pumphouse Planting Proposal in the amount of \$5,033.00.

Detention Pond Cleanout Proposal: Mr. Carlson provided some context of the proposal noting that earlier in the summer there was talk of retrofitting the drain of the ponds, but this would be the first step. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the Detention Pond Cleanout Proposal in the amount of \$21,990.00.

Davey Tree:

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

Proposal for Maple Pruning in the amount of \$525.00: Following discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board ratified approval of the proposal for maple pruning in the amount of \$525.00.

Aggregate Water Usage: Mr. Carlson reviewed the water usage with the Board. Director Korte noted the reservoir company will be lowering the lake level for some repairs which will affect irrigation.

Lighting Mobile Inc. Proposal for Pressure Washing Wall and Painting in the amount of \$12,500: Mr. Carlson reviewed the proposal with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the Lighting Mobile Inc proposal for pressure washing wall and painting in the amount of \$12,500.

DesignScapes Colorado, Inc. Proposal for Snow Removal Services: Mr. Jimenez reviewed the proposal with the Board. Director LaPan called out the cost of the snow stakes. Discussion followed. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, majority carried, the Board approved the DesignScapes Colorado, Inc. proposal for snow removal services. Director LaPan opposed.

Chavez Services LLC proposal for trail repairs in the amount of \$59,560.00: Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board

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approved the Chavez Services LLC proposal for trail repairs in the amount of \$59,560.00.

Chavez Services LLC proposal for Sunset Park concrete project in the amount of \$17,200.00: Following review, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the Chavez Services LLC proposal for Sunset Park concrete project in the amount of \$17,200.00.

Scheduling the 2024 Budget Workshop: Mr. Carlson noted he would like to get a budget workshop on the calendar. CLA will coordinate and schedule.

LEGAL MATTERS

None.

DISTRICT ENGINEER

None.

DIRECTOR MATTERS

Sunset Park Project: Mr. Wenskoski introduced himself and gave some historical context of his work and his involvement with CLA. Director Lefever noted he would like to see the park updated with a modern design. Mr. Barnett noted the first step for solving adjacent drainage issues would be a topography study. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board directed Mr. Barnett to execute on a proposal to complete a topography survey in the amount not to exceed \$15,000.

The Board noted they would like conceptual designs and magnitude costs for the park and would like three options of low, medium, and high cost.

Fence Replacement: This item was discussed during public comment.

OTHER BUSINESS

Director Lutz-Ryan commented on the new furniture in the gazebo noting it looked great.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board adjourned the meeting at 6:29 p.m.

Respectfully submitted,

DocuSigned by:
By Paul Lefever
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Secretary for the Meeting

Certificate Of Completion

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Subject: Complete with DocuSign: BMD - Minutes 09-12-2023.pdf, Minutes 09-26-2023 (Budget Workshop).pdf	
Client Name: Bowles MD	
Client Number: A515731	
Source Envelope:	
Document Pages: 7	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
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 Secretary
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Signature

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