

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MAY 14, 2024

A special meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, May 14, 2024 at 4:00 p.m., at the Village Center, 7255 Grant Ranch Blvd, Littleton, CO 80123. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Timothy LaPan, President
Paul Lefever, Secretary
Donald W. Korte, Treasurer
Linda Lutz-Ryan, Assistant Secretary

Alan R. Lee, Assistant Secretary was absent and excused.

Also, In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP ("CLA")
Alicia Corley, Esq.; Icenogle Seaver Pogue, P.C.
Johnny Jimenez; Designscapes Colorado Inc.
Derek Fox; The Davey Tree Expert Company
Scott Barnett; Mulhern MRE
Debra Rodarte; Grant Ranch Village HOA

ADMINISTRATIVE MATTERS

Call to Order & Agenda: The meeting was called to order at 4:01 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.

Following discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board excused the absence of Director Lee.

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.

RECORD OF PROCEEDINGS

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.

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 landscape maintenance agreement with Grant Ranch Master HOA: Upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board entered into Executive Session at 4:02 p.m.

Upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board exited from Executive Session at 4:44 p.m.

No action was taken.

Public Comment: There was no public comment.

Minutes from the April 9, 2024, April 25, 2024, and May 6, 2024 Special Board Meetings: Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the minutes from the April 9, 2024, April 25, 2024, and May 6, 2024 special Board meetings, as presented.

MANAGER MATTERS

Landscape:

General Update: Mr. Jimenez provided an update to the Board. Discussion ensued regarding weeds, tree growth and health.

DesignScapes Proposal for Tree Fertilization in an amount not to exceed \$10,000.00: Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved tree fertilization in the amount not to exceed \$10,000.00.

DesignScapes Proposal for Roundabout Repair with Removed Cost of Flowers and the Addition of Grass Replacement in an amount not to exceed \$9,027.50: Following review, upon a motion duly made by

RECORD OF PROCEEDINGS

Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the DesignScapes proposal for roundabout repair with removed cost of flowers and the addition of grass replacement in the amount not to exceed \$9,027.50.

Davey Tree:

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

Davey Tree Proposal for Tree Removal and Stump Grinding at Monument Sign Hillsboro in the total amount of \$3,660.00: Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the Davey Tree proposal for tree removal and stump grinding at Monument Sign Hillsboro in the total amount of \$3,660.00.

Request from Homeowner Concerning 6453 W Gould Drive in San Marino Subdivision: Mr. Fox reviewed the request from a homeowner concerning 6453 W Gould Drive in San Marino Subdivision with the Board. The Board directed DesignScapes to investigate the irrigation at this monument. It was noted the painting of the monument is an HOA issue. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved to replace the tree with a 6-foot tree in the amount not to exceed \$2,000.00.

Irrigation Rates for 2025: This item was tabled.

Homestead Painting LLC Proposal for Rail Fence Around Camden Lakeway Apartments in the amount of \$21,500.00: Mr. Carlson reviewed the Homestead Painting LLC proposal with the Board. Discussion ensued regarding the ownership of the property that the fence is on. Director Lefever suggested a cost share agreement with the District, Grant Ranch HOA, the Bowles Reservoir Company, and the Camden Apartments. The Board gave direction regarding the same and tabled the proposal.

ENGINEERING MATTERS

Update on Playground:

Proposal for Construction Design and Construction Administration Services from Livable City Studios: Mr. Carlson reviewed the proposal with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal for construction design and construction administration services from Livable City Studios, as

RECORD OF PROCEEDINGS

presented.

Update on Stormwater Enhancements: Mr. Carlson provided an update on the Pond Hawk repairs to the Board, stating that the compressor was faulty at Blue Heron Pond, and it will be replaced under warranty. He also noted that Mulhern MRE will move the solar panel while they are on-site replacing the compressor.

Mr. Barnett provided an update on the various stormwater ponds and gave the following recommendations for improving the drainage system and maintenance of each pond:

- Add orifice plate at the pond on Prentice Circle.
- Add concrete weir and muck out debris at the pond near Mary's Meadow access gate.
- Add emergency overflow and add orifice plate at the pond off Ida Drive.

Mr. Barnett noted that none of the items listed above have reached a critical point, but this would be great preventative maintenance. Mr. Lefever requested Mr. Barnett to prepare proposals/estimates for these repairs.

Update on Wrought Iron Fence: Mr. Carlson provided an update to the Board on the Town Hall that was held. Ms. Heidt briefed the Board on the number of signed agreements that have been received to date. There was a question on any concerns that owners have expressed. Discussion followed. Mr. Carlson noted that the last week of May 2024 CLA will be sending a email response to the impacted owners and provide an FAQ/ update.

FINANCIAL MATTERS

Payment of Claims: Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the payment of claims in the amount of \$253,951.42.

March 31, 2024 Unaudited Financial Statements: Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board accepted the March 31, 2024 Unaudited Financial Statements, as presented.

LEGAL MATTERS

Memorandum Regarding HB 21-1110 and Rules Establishing Technology Accessibility Standards: Mr. Carlson reviewed the Memorandum Regarding

RECORD OF PROCEEDINGS

HB 21-1110 and Rules Establishing Technology Accessibility Standards with the Board.

Resolution Adopting Technology Accessibility Standards:

Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board adopted the Resolution Adopting Technology Accessibility Standards, as presented.

DIRECTOR
MATTERS

Landscape Agreements with the HOA: A representative from the HOA Board noted the HOA would like to form a committee with representatives from each Board to review the landscape agreements. Director Lefever expressed his desire to have the conversation with the HOA Board members.

Director Korte discussed the water allocation from the Reservoir Company.

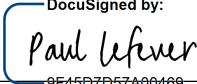
OTHER BUSINESS

None.

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 6:10 p.m.

Respectfully submitted,

By 
 DocuSigned by:
Paul Lefever
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Secretary for the Meeting