

## RECORD OF PROCEEDINGS

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

A special meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, July 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

Director Chaffee and Director Lutz-Ryan were absent and excused.

#### **Also, In Attendance Were:**

Nic Carlson and Anna Jones; CliftonLarsonAllen LLP ("CLA")  
Rob Massengale and Johnny Jimenez; Designscares Colorado Inc.  
Paul LeFever; Grant Ranch Master HOA Manager  
Derek Fox; Davey Tree  
Brady Gabbert- EcoResource Solutions  
Alan Lee, Al Chernosky, Ruthann Moomy and Carolyn Alexander; Residents

### 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 Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board excused the absence of Director Chaffee and Director Lutz-Ryan.

The Board reviewed the agenda for the meeting.

Following discussion, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the agenda, as amended to add Access to Blue Heron Park and a Change Order for the Gazebo in the amount not to exceed \$2,500 to the agenda.

**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.

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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 June 14, 2022 Regular Board Meeting:** Following review, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Minutes from the June 14, 2022 Regular Board Meeting, as presented.

**Public Comment:** Mr. Chernosky made comments regarding mowing the grass short and asked Designscaapes questions regarding valve breaks and irrigation.

Ms. Moomy asked about the pond.

Ms. Alexander asked about the dead trees in the northeast corner of the park. Mr. Fox said he would look into it. She also asked about the pet waste station and the addition of a trash can. Ms. Alexander also asked about the possibility of a fire break mow in front of her house. Mr. Jimenez indicated he would get it mowed. Ms. Alexander asked about the fencing gap. The Board noted it is intentional. Mr. Lee noted he wants to help the Board with volunteer projects.

Mr. LeFever discussed tree trimming.

### FINANCIAL MATTERS

**May 31, 2022 Unaudited Financial Statements:** Following review, upon a motion duly made by Director Korte, seconded by Director Dougherty and, upon vote, unanimously carried, the Board accepted the May 31, 2022 Unaudited Financial Statements, as presented.

**Claims in the amount of \$86,099.18:** Following review, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board accepted the Claims, as presented.

**2022 Capital Improvement Plan:** Mr. Carlson discussed with the Board. The Board asked about finishing the asphalt in the Blue Herron and Sunset Park parking lots. The Board directed CLA to follow up and solicit bids.

**Other:** None.

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### MANAGEMENT MATTERS

#### **Operational Updates and Action Items:**

##### **Landscape:**

**Hydro Systems KDI Project and irrigation Mapping:** Mr. Massengale noted there is no update for the Board.

##### **Davey Tree:**

**General Update:** Mr. Fox noted there is a cottonwood that needs to be removed near Blue Herron Park. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the tree removal and stump grinding in the amount of \$1,300.

##### **Pond Update:**

**General Update:** Mr. Gabbert introduced himself to the Board and discussed the cattail stand in the Blue Herron Pond and indicated it is dense and needs to be treated in the spring.

##### **Park Update:**

**Port-O-Potty Proposal:** Mr. Carlson noted they are still working on soliciting proposals for this item. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director LaPan and, upon vote, unanimously carried, the Board asked CLA to engage a new provider asap..

**Xylophone Proposal:** This item was tabled until the next meeting.

The Board talked about giving CLA the authority to approved things as needed up to \$5,000.00. Attorney Corley will draft a Resolution.

**Update on Gazebo:** Homestead Fencing asked for a Change Order in the amount of \$2,500. Following review, upon a motion duly made by Director Dougherty, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the Change Order in the amount of \$2,500.

##### **Irrigation Water Usage:**

**Irrigation/Water Use Spreadsheet:** Mr. Carlson reviewed with the Board. The Board asked that the spreadsheet be updated to reflect acre feet.

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**Pump House Maintenance:** Mr. Carlson reviewed with the Board. The Board asked for a quote for pumphouse repair for this year.

**Other:** None.

### LEGAL MATTERS

**Other:** None.

### DIRECTOR MATTERS

**Quorum for Next Board Meeting:** The Board confirmed a quorum for the next Board Meeting on August 9, 2022 at 4:30 p.m.

**Other:** None.

### OTHER BUSINESS

**Other:** None.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Dougherty adjourned the meeting at 5:44 p.m.

Respectfully submitted,

DocuSigned by:  
By Donald Korte  
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Secretary for the Meeting