

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
OCTOBER 10, 2022

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Monday, October 10, 2022, 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, Ross Brown and Phil Steinhauer; Designscapes Colorado Inc.
Paul LeFever; Grant Ranch Master HOA Manager
Derek Fox; Davey Tree
Scott Barnett; Mulhern MRE

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 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. 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.

Minutes from the September 12, 2022 Special Board Meeting: Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Minutes from the September, 2022 Special Board Meeting, as presented.

Public Comment: Mr. LeFever reported to the Board that there are homeless along the fence line of Tract A. Director Korte asked what the District can do. Mr. Carlson noted CLA will look into it.

Mr. LeFever reported to the Board that there was an accident that took out a trash can and bench by the Village Center. Mr. Carlson reported that an insurance claim is filed and the replacement parts are ordered.

Mr. LeFever noted that the HOA is looking into a new maintenance system and is looking to start at the monuments first. He noted this could change the price of the contract, but they are trying to be more sustainable. Director LaPan asked who is responsible for the monuments in the District. Mr. Carlson noted that the District just insures and maintains the monuments.

Director Korte asked about the streetlight that was hit. Mr. LeFever noted they have called on it but have not heard back anything. Mr. Carlson noted that CLA has liaison with Xcel and can help get in touch with someone as this is a safety issue.

FINANCIAL MATTERS

August 31, 2022 Unaudited Financial Statements: Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the August 31, 2022 Unaudited Financial Statements, as presented.

Claims in the amount of \$159,822.85: Director Korte noted that the Directors were paid for this meeting by not the budget workshop. Mr. Carlson will follow up with Simmons and Wheeler and get it on the next claim run. Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board accepted the Claims, as presented.

Other: None.

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MANAGEMENT MATTERS

Action Item List: Mr. Carlson reviewed the action item list with the Board. Director LaPan asked for an update on the progress with the detention pond maintenance. Mr. Carlson noted that Designsapces has clean out the sediment from the ponds.

Director Korte asked for an update regarding the concerns residents by the Bow Mar Pond. Mr. Carlson noted that he has received appreciation from the neighbors.

Director Korte asked about the port-o-potties. Mr. Carlson noted that a new vendor has been selected and legal is working through the contract.

Operational Updates and Action Items:

Landscape: Mr. Jimenez provided an update to the Board and introduced Mr. Brown and Mr. Steinhauer from the Designsapces team.

General Update: Mr. Jimenez provided an update to the Board. Director Chaffee mentioned that the stop sign on Grant Ranch Boulevard near Jay Circle is hard to see.

Hydro Systems KDI Project and irrigation Mapping: Mr. Jimenez noted that Designsapces continues to work with KDI on mapping and are finalizing a few more items.

Director LaPan asked about the replacement of irrigation heads and noted it would make more sense to replace in sections versus every other head. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved a not to exceed amount of \$25,000 for irrigation head replacements on Grant Ranch Boulevard, subject to approval from Director LaPan.

Davey Tree:

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

Russian Olive Removal Proposal in the amount of \$2,400: Mr. Fox reviewed the proposal with the board and noted he spoke with the homeowner whose property they would need to use for access. Mr. Fox also noted that the other trees that one resident is concerned are Russian Olives have been inspected and have been identified as a willow species and not a Russian Olive. He noted that there are two Russian Olives in the area and they can cut them down, but he cant grind the stumps so they

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would have to be maintained throughout the year.

Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Russian Olive Removal Proposal in an amount not to exceed \$2,400.

Irrigation Water Usage:

Irrigation/Water Use Spreadsheet: Mr. Carlson reviewed with the Board.

Other: None.

DISTRICT
ENGINEER

Stormwater Detention Ponds: Mr. Carlson noted this was covered during public comment. Director Korte asked CLA to follow up on the \$100,000 clause in the Bow Mar contract with legal and also thanked the vendors for their efforts to clean up the detention ponds.

Blue Herron and Sunset Park Parking lot Bids: Mr. Barnett reviewed the two bids that were received with the Board. Director Korte asked when they would start the project. Mr. Barnett noted this was set with the intent of doing the work before the end of this year, weather permitting. Director LaPan asked if it was an all or nothing bid. Mr. Barnett noted that the District has met all of their requirements for this process so it is the Board's discretion if they want to do half this year and complete the work next spring.

Director LaPan asked who monitors things like the weather. Mr. Barnett noted that his team would oversee the project but the District will need to hire a geotechnical engineer for subgrade testing.

Director Korte asked how long the parking lots would be closed. Mr. Barnett noted they would likely be closed for 3-4 weeks. Director Korte noted this information would need to be relayed to the school that relies on the Sunset Park parking lot.

Following review and discussion, upon a motion duly made by Director LaPan, seconded by Director Chaffee and, upon vote, unanimously carried, the Board awarded the bid to Chavez Services, LLC for both bids and both schedules in the amount of \$356,369.00.

Following discussion and review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the services of Ground Works for geotechnical engineering in the amount not to exceed \$15,000. Mr. Barnett will solicit a proposal.

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Mr. Barnett asked if there was a preference on which parking lot to start first. The Board decided to start with Sunset Park's parking lot.

LEGAL MATTERS

Other: None.

DIRECTOR MATTERS

Other: Director Korte asked the Board if they want to add another person to Bill.com as he is the only one reviewing claims at this time. Following discussion, the Board decided to add Director LaPan to bill.com.

Director Korte noted that in the past there was a verbal agreement amongst the Board that a Board member could call the police and represent the Board as a whole. The Board decided to continue with this, should the need arise.

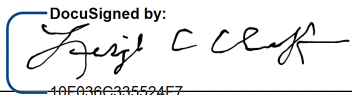
OTHER BUSINESS

Other: Director Korte asked about the required stormwater maintenance responsibility with Bow Mar.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board adjourned the meeting at 5:28 p.m.

Respectfully submitted,

By  Secretary for the Meeting