

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MARCH 12, 2024

A special meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, March 12, 2024 at 4:30 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
Alan R. Lee, Assistant Secretary
Linda Lutz-Ryan, Assistant Secretary

Also, In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP ("CLA")
Kate Hogan; Denver Audubon
Johnny Jimenez; Designscares Colorado Inc.
Derek Fox; The Davey Tree Expert Company
Tom Hewett; Grant Ranch Village HOA
Pilar Hoyos and Bob Loranger; Members of the public

ADMINISTRATIVE MATTERS

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

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the agenda, as amended, to remove item 3 under Landscape.

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. 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

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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: There was no public comment.

Minutes from the February 13, 2024 Special Board Meeting: Director Lefever had a comment concerning the trees that were approved to be removed on HOA property. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the February 13, 2024 Board Meeting Minutes, as presented.

MANAGER MATTERS

Denver Audubon's Soaring Soiree Sponsorship Opportunities: Ms. Hoyos thanked the Board for their efforts on the wetlands and the Board's sponsorship last year. She then introduced Kate Hogan from the Audubon Society who asked the Board to sponsor at the Osprey level of \$2,500.00.

Following discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the \$2,500.00 sponsorship.

Landscape:

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

Proposal from DesignScapes Colorado for Street Scape Valve Replacement in the amount of \$47,972.50: Mr. Jimenez reviewed the proposal with the Board, noting that this is for the next section of replacements. Discussion ensued regarding the plant material and partnering with the HOA for plant material in the area. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal from DesignScapes Colorado for street scape valve replacement in the amount of \$47,972.50, as presented.

Davey Tree:

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

ENGINEERING MATTERS

Playground Project and Next Steps: Mr. Carlson provided an update to the Board and reviewed the information for the community meeting Mr. Wenskoski created. He asked for the Board's feedback prior to the meeting.

Director Lutz-Ryan noted that she would love to appeal to all types of learners

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and stated that there is nothing in the current plan that has something for visual learning.

Service Request for Community Engagement – Sunset Playground from Livable Cities Studio: Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the addition of a service request for community engagement, as presented.

Stormwater Pond Improvements: Mr. Carlson provided an update to the Board stating they wish to start with the pond on Prentice following with the pond off of Ida. Director LaPan noted he would like to have a trickle channel put in at the Ida pond.

Mr. Carlson stated that the Town of Lakewood has reached back out to install trash racks but there are access issues. The City has easements, but they would need gate access. The City has provided a Letter of Consent to utilize one of the existing gates instead of having to install two separate gates.

Wrought Iron Fence Replacement: Mr. Carlson provided an update to the Board, noting that CLA will schedule a town hall meeting in May to discuss the project with the affected homeowners and a license agreement for each owner. Director LaPan stated that all the District would need to access Denver Water property would be a signed letter with Denver Water.

FINANCIAL MATTERS

Payment of Claims: Director Lefever asked about the January Designsapes bill. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the payment of claims in the amount of \$39,798.06, as presented.

January 31, 2024 Unaudited Financial Statements: Director Lefever asked about capital outlay line items and why there was nothing budgeted. Mr. Carlson stated he will follow up with accounting regarding this topic.

Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board accepted the January 31, 2023 Unaudited Financial Statements, as presented.

Director LaPan asked about the large Xcel charge. Mr. Carlson stated that he sent an electrician out to look at the meter to see what could be pulling all the energy. He indicated that they did not find a source, and CLA would follow up with Xcel on next steps.

LEGAL MATTERS

None.

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DIRECTOR
MATTERS

MOU with the HOA About Roles and Responsibilities Throughout the Community: Director LaPan reviewed the table he created that delineates what the HOA and the District are responsible for. Discussion followed regarding roles and responsibilities.

Direction Moving Forward to Partner with the HOA to Repair the Streetscapes: Mr. Hewitt noted that he'd like to partner with the Board to get the project completed in five years. Discussion followed.

The Board noted they would like to have a plan in place before deciding to move forward.

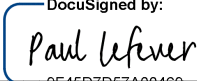
OTHER BUSINESS

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 6:02 p.m.

Respectfully submitted,

By  _____
Secretary for the Meeting