

## 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  
JUNE 14, 2022

A special meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, June 14, 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  
Leigh Chaffee, Assistant Secretary  
Linda Lutz-Ryan, Assistant Secretary

Director LaPan was absent and excused.

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

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP ("CLA")  
Alicia Corley; Icenogle Seaver Pogue, P.C.  
Dawn Schilling; Schilling & CO  
Rob Massengale, Johnny Jimenez and Phil Steinhauer; Designsapes  
Colorado Inc.  
Paul LeFever; Grant Ranch Master HOA Manager  
Alan Lee, Al Chernosky, Pilar Hoyos; Residents

### ADMINISTRATIVE MATTERS

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

Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Chaffee and, upon vote, unanimously carried, the Board excused the absence of Director LaPan.

The Board reviewed the agenda for the meeting.

Following discussion, upon a motion duly made by Director Dougherty, 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.

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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.

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 May 10, 2022 Regular Board Meeting:** Following review, upon a motion duly made by Director Dougherty, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Minutes from the May 10, 2022 Regular Board Meeting, as presented.

**Public Comment:** Mr. LeFever thanked the Board for their involvement in the community event. He reported that he heard great things about the Isthmus Park Celebration as well. Mr. LeFever mentioned concerns of the tree debris in the native grass and the graffiti in Blue Herron Park. Mr. Carlson reported that CLA has found a vendor to remove the graffiti and the item is on the agenda. Director Chaffee asked about the newsletter content surrounding the Isthmus Park ceremony.

### FINANCIAL MATTERS

**April 30, 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 accepted the April 30, 2022 Unaudited Financial Statements, as presented.

**Claims in the amount of \$95,485.74:** Following review, upon a motion duly made by Director Korte, seconded by Director Dougherty and, upon vote, unanimously carried, the Board accepted the Claims in the amount of \$95,485.74, as presented.

**Draft Audit:** Ms. Schilling reviewed the Draft Audit with the Board and noted it went smoothly and she ran into no issues. She gave a clean opinion. Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the Draft Audit, subject to legal review.

**Other:** None.

### MANAGEMENT MATTERS

**Operational Updates and Action Items:**

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**Landscape:** Mr. Jimenez noted that they are working on the native grass area.

**Hydro Systems KDI Project and irrigation Mapping:** Mr.

Massengale provided an update to the Board regarding the irrigation system, noting a final draft is almost complete.

**Tract Planting Proposal in the Amount of \$24,720.00:** Director Lutz-Ryan asked for an update on the tract planting. Following review and discussion, upon a motion duly made by Director Dougherty, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Tract Planting Proposal in the amount of \$24,700.00.

**Current/Outstanding Proposals:** Mr. Massengale noted that he is retiring and thanked the Board. He noted it has been a pleasure working with the District and that his last day will be July 29<sup>th</sup>. Mr. Massengale noted that Mr. Jimenez will be taking over day to day operations until they hire his replacement. The Board thanked Mr. Massengale for his hard work.

**Davey Tree:**

**General Update:** Mr. Fox thanked the Board for their patience in clearing the tree debris and thanked the HOA for their assistance. The Board and Mr. Fox discussed the remaining debris and the cleanup efforts. Following review and discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board approved a not-to-exceed amount of \$38,410 of tree cleanup with Davey Tree and an additional not-to-exceed of \$25,000 for tree cleanup for Designscares.

Director Korte asked if this would be covered by insurance. Mr. Carlson noted that he has been working with the insurance adjuster to see how much would be covered.

Mr. Fox asked the Board for consideration for a plan for future storm debris cleanup.

**Reflections Monument Sign Tree Pruning Proposal in the Amount of \$335.00:** Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved of the Reflections Monument Sign Tree Pruning Proposal in the amount of \$335.00.

**Celebrations Monument Sign Tree Stump Grinding Proposal in the**

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**Amount of \$475.00:** Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Celebrations Monument Sign Tree Stump Grinding Proposal in the amount of \$475.00.

### **Pond Update:**

**General Update:** Mr. Carlson reviewed the post packet item from the new ERS account manager outlining their scope of services. He noted that the new Account Manager will attend the next Board meeting and anticipates feedback from the Board. Mr. Carlson noted that is treating the pond for algae, but there are limitations on what or how much can be removed at a time.

Resident, Pilar Hoyos, introduced herself to the Board and asked about the pond that is directly behind her home. She noted it is emitting a bad smell and has some algae issues. Director Dougherty asked if the pond was within the District's boundaries. Mr. Carlson noted that this pond is owned by Bow Mar.

### **Park Update:**

**Rocky Mountain Recreation Inc Bench Repair Proposal in the Amount of \$642.80:** Mr. Carlson reviewed the proposal with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the Rocky Mountain Recreation Inc Bench Repair Proposal in the amount of \$642.80.

**Graffiti Removal:** Mr. Carlson noted there is a lot of graffiti in Blue Heron Park. Mr. Carlson noted he received an estimate not- to- exceed of \$3,000.00. Director Korte noted that it would be beneficial for the District if CLA to approve things like this without having to wait for the next Board meeting. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the not to exceed amount of \$3,000.00 to remove graffiti.

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

### **Isthmus Park Project:**

**Isthmus Park Opening Celebration:** Director Dougherty noted it was a great event with a great turnout.

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**Homestead Gazebo Proposal for Isthmus Park:** Following review, upon a motion duly made by Director Korte, seconded by Director Dougherty and, upon vote, unanimously carried, the Board ratified approval of the Homestead Gazebo Proposal for Isthmus Park in the amount of \$61,910.00.

**Pump House Maintenance:**

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

**Bowles Water Share Letter:** Mr. Carlson reviewed the letter with the Board.

**Other:** None.

**LEGAL MATTERS**

**Icenogle Seaver Pogue, P.C. Engagement Letter:** Attorney Corley introduced herself to the Board. Director Dougherty asked what other Districts Attorney Corley works with. Attorney Corley gave an overview of her credentials and comparable Districts she works with. Director Dougherty asked if she had experience with bonds and if she would be okay attending meetings once a quarter.

Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Icenogle Seaver Pogue, P.C. Engagement Letter establishing Attorney Corley the new attorney for the District.

**Other:** None.

**DIRECTOR MATTERS**

**Quorum for Next Board Meeting:** The Board confirmed a quorum for the next Board Meeting on July 12, 2022 at 4:30 p.m.

**Other:** None.

**OTHER BUSINESS**

**Other:** Mr. LeFever asked if the Board would be willing to do a luncheon or something similar for Mr. Massengale and his retirement from Designscares. The Board agreed.

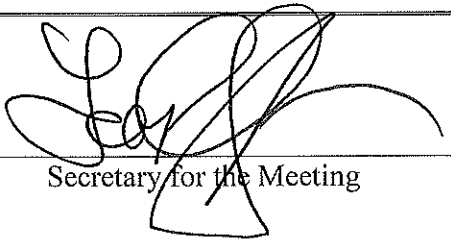
**ADJOURNMENT**

There being no further business to come before the Board at this time, Director Korte adjourned the meeting at 5:41 p.m.

Respectfully submitted,

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By   
Secretary for the Meeting