

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD

December 14, 2021

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, December 14, 2021, at 4:30 p.m., at The Village Center, 7255 Grant Ranch Blvd., Littleton, Colorado 80123. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Thomas Dougherty, President
Donald W. Korte, Treasurer
Leigh C. Chaffee, Assistant Secretary
Timothy LaPan, Assistant Secretary
Linda Lutz-Ryan, Assistant Secretary

Also, In Attendance Were:

Nic Carlson and Shauna D'Amato; CliftonLarsonAllen LLP ("CLA")
Paul LeFever; Grant Ranch Master HOA Manager
Rob Massengale and Johnny Jimenez; Designsapes Colorado Inc.
Derek Fox; Davey Tree
Jay Fells; CDR Construction
Nicki Simonson; Grant Water and Sanitation District

ADMINISTRATIVE MATTERS

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

The Board reviewed the Agenda for the meeting and Mr. Carlson noted he has a proposal from Designsapes to add to the agenda.

Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Agenda, as amended to add a proposal from Designsapes.

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-

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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 November 9, 2021 Regular Board Meeting: Following review, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon a vote, unanimously carried, the Board approved the Minutes from the November 9, 2021 Regular Board Meeting, as presented.

Public Comment: Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

There were no public comments.

FINANCIAL MATTERS

October 31, 2021 Financial Statements: Following review, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board accepted the October 31, 2021 Financial Statements, as presented.

Claims in the amount of \$161,371.31: Following review, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board accepted the Claims in the amount of \$161,371.31, as presented.

Other: None.

MANAGEMENT MATTERS

Operational Updates and Action Items:

Landscape:

Work Order Summary: Mr. Massengale provided an update to the Board, noting that the cattail mitigation has begun.

Hydro Systems KDI Project and irrigation Mapping: Mr. Massengale provided an update to the Board, noting that Designscares continues to meet with Hydro Systems KDI and that the work is in progress. Mr. Massengale reported that he will meet with Hydro Systems KDI on December 15th to check on isolation valves. Director LaPan will work with Mr. Massengale on location details.

Davey Tree:

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General Update: Mr. Fox provided a general update to the Board and noted that all work for 2021 is complete.

Park Update:

CDR Construction LLC Updated Proposal to Replace Gazebo Deck and Structure: Mr. Fells presented the material options to the Board and will revise the proposal for Board consideration at the January meeting.

Signage Update:

Isthmus Park Informational Signage Update: Director Lutz-Ryan provided an update to the Board regarding the Isthmus Park informational signage noting there are 3 signs that are drafted, and the first sign will be ready for production as soon as drone footage is available.

Engagement Letters/Service Agreements with District Consultants:

2022 Service Agreement with Construction Done Right for General Maintenance: Mr. Carlson reviewed the service agreement with the Board. Following review and discussion, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved of the 2022 Service Agreement with Construction Done Right for General Maintenance, as presented.

2022 Service Agreement with EcoResource Solutions for Cattail Treatment: Mr. Carlson reviewed the service agreement with the Board. Following review and discussion, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved of the 2022 Service Agreement with EcoResource Solutions for Cattail Treatment, as presented.

2022 Service Agreement with EcoResource Solutions for Pond Maintenance: Mr. Carlson reviewed the service agreement with the Board. Following review and discussion, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved of the 2022 Service Agreement with EcoResource Solutions for Pond Maintenance, as presented.

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2022 Service Agreement with EcoResource Solutions for Water Quality Testing: Mr. Carlson reviewed the service agreement with the Board. Following review and discussion, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved of the 2022 Service Agreement with EcoResource Solutions for Water Quality Testing, as presented.

2022 Service Agreement with Homestead Painting LLC for Fence Repair and Staining: Mr. Carlson reviewed the service agreement with the Board. Following review and discussion, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved of the 2022 Service Agreement with Homestead Painting LLC for Fence Repair and Staining, as presented.

Change Order No. 2 for Colorado Designscapes: Mr. Carlson reviewed the service agreement with the Board. Following review and discussion, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved of Change Order No. 2 for Colorado Designscapes, as presented.

Other- Update on Water Monitoring Box Damaged by Tree: Mr. Carlson updated the Board and explained the material has arrived and repairs are expected to be made within the next week.

LEGAL MATTERS

Intergovernmental Agreement by and between Bowles Metropolitan District and Grant Water and Sanitation District for removal of plantings and use of joint easement: Director Dougherty reviewed the agreement with the Board. Following review, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Intergovernmental Agreement by and between Bowles Metropolitan District and Grant Water and Sanitation District for removal of plantings and use of joint easement, subject to final review and approval from legal.

Other: None.

DIRECTOR MATTERS

Reservoir Company Update: Directed Korte provided an update for the Board noting the price per share has increased to \$650.00, the lake is substantially full, and the officers will retain the current slate of positions for 2022.

Quorum for Next Board Meeting: The Board confirmed a quorum for the

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next Board Meeting on January 11, 2021 at 4:30 p.m.

Other: Director LaPan discussed the changes to snow removal and noted that moving forward, the District snow removal trigger depth will be two inches and construction sand will be used to mitigate ice buildup on ramps and frequently iced sidewalks.

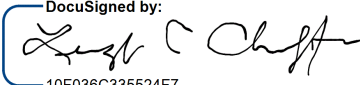
OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

By 
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 Secretary for the Meeting