MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JULY 14, 2026

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, June 9, 2026, 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:

Tim LaPan; President
Paul Lefever; Secretary
Donald W. Korte; Treasurer
Alan R. Lee; Assistant Secretary

Director Linda Lutz-Ryan, Assistant Secretary, was absent and excused.

Also, in attendance were:

Nicholas Carlson, Ashley Carroll and Travis Andrews; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez; Sustainable Roots Landscape Co.
Michael Sundberg; Davey Tree Expert Company
Debra Rodarte, Tom Hewett and Norm Goodan; Grant Ranch Village HOA
Chris Dodds; Good Hands Home Services, LLC ("GHHS, LLC")
Bob Loranger; Member of the public

ADMINISTRATIVE MATTERS

Call to Order and 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 Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice:

The Board 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. 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.

Upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board excused the absence of Director Lutz-Ryan.

Public Comment:

It was noted that the north side of Blue Heron Park and Vista Park are looking dry, with little irrigation. Mr. Jimenez will investigate the zones, especially ones in the west.

The public is appreciative of the streetscape work. Discussion ensued regarding the warranty period. Director Korte reminded the public that the irrigation schedule will not be changed given the ongoing drought.

Mr. Hewett mentioned the Jay Circle area that needs pruning. It was noted that the area was deeded to the HOA and is not District property. The District maps will be updated in 2027.

Minutes from the June 9, 2026 Regular Board Meeting:

The Board reviewed the Minutes of the June 9, 2026 Regular Meeting. Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the June 9, 2026 Regular Minutes, as presented.

MANAGER MATTERS

Landscape:

Mr. Andrews introduced Chris Dodds, the weed management contractor, to the Board. Discussion ensued regarding current projects and Isthmus Park.

July Landscape Report:

Mr. Jimenez presented the report to the Board. Detention pond maintenance is scheduled to begin next week but may be delayed due to projected storms. Staking is also still in progress.

Proposals from Sustainable Roots Landscape Co.:

Playground Mulch at Sunset Park:

Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board ratified the proposal from Sustainable Roots Landscape Co. for playground mulch at Sunset Park in the amount of $4,410.00, as presented.

Dead Tree Removal Throughout Native Tracts and Blue Heron Park:

Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board ratified the proposal from Sustainable Roots Landscape Co. for dead tree removal throughout native tracts and Blue Heron Park in an amount not to exceed $1,764.28, as amended.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board, noting that Ken Caryl has Emerald Ash Boarer. Davey Tree will be monitoring the issue closely. It was additionally noted that the damaged monument pine is holding strong.

Proposal from Davey Tree for Summer Pruning and Removal Work:

Mr. Sundberg presented the proposal and a punch list of pruning items to the Board. 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 proposal from Davey Tree for summer pruning and removal work in the amount of $6,120.00, as presented.

Streetscape Update:

Discussion ensued regarding the inconsistency of streetscape quality, including dry spots. Mr. Jimenez noted he will investigate the quality issues. Director LaPan stated that most items are complete and that they are working on the Phase I warranty items now.

It was additionally noted that Director LaPan received a Phase III proposal from Architerra Group for design which will be considered at next month's Board meeting.

Aggregate Water Usage:

Ms. Carroll presented aggregate water usage to the Board. Director Korte stated that the District is in a good place concerning water usage.

First Amendment to Weed Control and Fertilizer Contract with Good Hands Home Services, LLC:

Mr. Andrews reviewed the amendment with the Board, noting that the beds will need to be addressed. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board ratified the First Amendment to Weed Control and Fertilizer Contract with Good Hands Home Services, LLC, as presented.

ENGINEERING MATTERS

Prentice Pond Work:

An update was provided under the Landscape Update.

FINANCIAL MATTERS

May 31, 2026 Unaudited Financial Statements:

The Board reviewed the May 31, 2026 Unaudited Financial Statements. Director Korte questioned the capital expenditure budget, inquiring as to when the District pays BrightView and gets reimbursed by the HOA. Mr. Carlson stated that he will follow up with accounting regarding cost-sharing and investigate the miscellaneous fund. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board accepted the May 31, 2026 Unaudited Financial Statements, as presented.

Prior Claims:

The Board reviewed the prior claims. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of $93,715.33, as presented.

2025 Audit Extension:

Mr. Carlson discussed the need for a 2025 Audit extension with the Board since the auditor predicts they will be delayed in filing the audit by the deadline. The Board acknowledged the need to file a 2025 Audit extension.

LEGAL MATTERS

No legal matters were discussed.

DIRECTORS MATTERS

No directors matters were discussed.

OTHER BUSINESS

No other business was discussed.

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 meeting was adjourned at 5:22 p.m.

Respectfully submitted,

By ________________________________

Secretary for the Meeting