

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
APRIL 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, April 14, 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
Linda Lutz-Ryan; Assistant Secretary

Also, in attendance were:

Ashley Heidt and Travis Andrews; CliftonLarsonAllen LLP (“CLA”)
Johnny Jimenez, Leigh DuFresne and Rangler Stucky; Sustainable Roots Landscape Co.
Michael Sundberg; Davey Tree Expert Company
Tom Hewett; Grant Ranch Village HOA
Scott Barnett, P.E.; Mulhern MRE
Bob Loranger, Al Chernosky and Katie Carara; Members 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 Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

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.

Public Comment:

Mr. Chernosky requested work orders regarding aeration. He also expressed concerns about tree trimming and the roundabout at Home Depot. The Board assured Mr. Chernosky that they are aware of District landscaping matters.

Ms. Carara expressed concerns regarding last year's pesticide products. Director LaPan outlined the IPM, noting that the District is not using 2-4D products.

Mr. Hewett raised the issue of the broken metal fence around Ida Pond. It was noted that the Board and CLA will look into the issue.

Minutes from the March 10, 2026 Regular Board Meeting:

The Board reviewed the Minutes of the March 10, 2026 Regular Meeting. Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the March 10, 2026 Regular Minutes, as presented.

MANAGER MATTERS

Landscape:

April Landscape Report:

Mr. Jimenez presented the Landscape Report to the Board, noting that he will add Sunset Park equipment check to his schedule. Mr. Stuckey further stated that the District can pull a permit to get a special watering allowance for sod. The Board is in favor of completing pre-emergent this week to align with landscaping.

Proposals from Sustainable Roots Landscape Co.:

Rock and Mulch Installation:

Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal for rock and mulch installation in the amount of \$38,125.68.

Rock and Mulch Installation at Jack Park:

Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the proposal for rock and mulch installation at Jack Park in the amount of \$7,940.02, as presented.

Sod Removal and Installation:

Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal for sod removal and installation in the amount of \$15,002.00, as presented.

Increasing Irrigation Checks from Once Per Week to Twice Per Week:

The Board did not approve the proposal but requests that special attention be given to the parks and streetscapes.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board, noting that the tree pruning occurred in Jack Antonnen Park and on the corner of Sheridan and Bowles. Pruning on Grant Ranch Blvd will occur once more growth develops. In terms of tree inventory, it was noted that the file can be a shape file and can be added to ESRI. Discussion ensued regarding the tree keeper page on Davey Tree's website.

Proposal from Da Vinci Sign Systems, Inc. for Sign Repair at Jack Antonnen Park:

Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal from Da Vinci Sign Systems, Inc. for sign repair at Jack Antonnen Park in the amount of \$3,283.89, as presented.

Streetscape Update:

Ms. Heidt presented the schedule to the Board, noting that it will begin around April 20th and conclude around July 1st. Director LaPan requested that Sustainable Roots provide a quote for Phase 1 warranty walk-through to present at next month's Board meeting.

It was also noted that Brightview sourced plants from several vendors so there is little concern about running out of plants.

Pavilion Reservation Policy and Enforcement:

Mr. Andrews and Ms. Heidt expressed concerns regarding enforcement of the pavilion reservation policy. Following discussion, the Board recommended the discontinuation of the \$100 non-refundable deposit. Management will work with legal counsel to enact the change in policy.

ENGINEERING MATTERS

Survey Results:

Mr. Barnett presented the survey results from Prentice Pond with the Board, suggesting the placement of a small micro pool near the structure to assist with sediment flow. Discussion ensued regarding annual cleaning of screen holes to remove grass and sediment. The next steps will include the final design and a proposal from Sustainable Roots to remove the 250 sq. ft. of sediment and the completion of seeding, mulching and concrete work.

FINANCIAL MATTERS

February 28, 2026 Unaudited Financial Statements:

The Board reviewed the February 28, 2026 Unaudited Financial Statements. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board accepted the February 28, 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 \$71,019.25, as presented.

LEGAL MATTERS

No legal matters were discussed.

DIRECTORS MATTERS

Water Usage and Water Meter Readings:

It was noted that Director Korte will receive notice on what the shares are and will send them to Director LaPan and CLA to share with the sub-HOAs.

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 Korte, seconded by Director Lee and, upon vote, unanimously carried, the meeting was adjourned at 5:53 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting