MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
AUGUST 11, 2026

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, August 11, 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
Linda Lutz-Ryan; Assistant Secretary

Director Alan R. Lee, Assistant Secretary, was absent and excused.

Also, in attendance were:

Nicholas Carlson and Ashley Carroll; 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
Scott Barnett; Mulhern MRE, Inc.
Bob Loranger; Member of the public

ADMINISTRATIVE MATTERS

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

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. Loranger inquired about the grass at Vista Park, noting that it's dead. Mr. Jimenez stated that he checked for possible grubs and inspected the irrigation system but found nothing wrong. Additionally, Mr. Loranger noted there is a malfunctioning sprinkler at the emergency exit by Grey Hawk.

Minutes from the July 14, 2026 Regular Board Meeting:

The Board reviewed the Minutes of the July 14, 2026 Regular Meeting. Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the July 14, 2026 Regular Minutes, as presented.

MANAGER MATTERS

Landscape:

August Landscape Report:

Mr. Jimenez presented the report to the Board.

Proposal from Sustainable Roots Landscape Co. for the Installation of Mulch in Entry Bed at Isthmus Park:

Mr. Jimenez reviewed the proposal with the Board. Discussion ensued regarding weeds in Isthmus Park and throughout the community. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal from Sustainable Roots Landscape Co. for the installation of mulch in entry bed at Isthmus Park in the amount of $5,554.14.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board.

Proposal from Davey Tree for Liquid Humate Application to Evergreen Trees:

Mr. Sundberg presented the proposal to the Board. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal from Davey Tree for liquid humate application to evergreen trees in the amount of $6,880.00, as presented.

Streetscape Update:

Director LaPan noted that warranty work was completed on Phase I. He also stated that the grass is struggling, likely due to overwatering in the newly planted streetscapes.

Proposal from Architerra Group for Planting Design and Construction Administration Services, Phase 3:

Director LaPan reviewed the proposal with the Board. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal from Architerra Group for Planting Design and Construction Administration Services, Phase 3, as amended, to remove the construction administration services.

Aggregate Water Usage:

Mr. Carlson reviewed the aggregate water usage with the Board. Director Korte asked if the water allocation agreements with the sub HOAs are up for renewal next year. Management responded, stating that the agreements are up for renewal. Director Korte further inquired about what to do moving forward regarding the new "normal" lake level.

Proposal from Chavez Services LLC for the Removal of Concrete Sidewalk by Prentice Pond #1 and Additional Concrete Requested by Director LaPan:

Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board ratified the proposal from Chavez Services LLC for the removal of concrete sidewalk by Prentice Pond #1 and additional concrete requested by Director LaPan in the amount of $10,881.00, as presented.

Proposals from Homestead Painting LLC:

Fence Repairs at 5397 S. Harlan Street:

Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal from Homestead Painting LLC for fence repairs at 5397 S. Harlan Street.

Gate Repairs at 5782 S. Gray Street:

It was noted that gate repairs are a responsibility of the homeowner. If the District did decide to provide assistance, it would replace the gate with a fence. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal from Homestead Painting LLC for gate repairs at 5782 S. Gray Street.

Proposal from Split Rail Fence Co. for Fence Replacement at Prentice Pond:

Mr. Barnett reviewed the proposal from Split Rail Fence Co. with the Board, noting the two options. He recommended that the Board chooses the option that matches the new fence that was installed on the other side of the pond. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Ensor Green option of the proposal from Split Rail Fence Co. for fence replacement at Prentice Pond in the amount of $20,405.00.

ENGINEERING MATTERS

Prentice Pond Work:

Mr. Barnett provided an update to the Board, noting that there was a meeting onsite last Friday to review the conditions of the construction project. There were minor comments regarding the grading, but the concrete looked good. Sustainable Roots will return to seed the area in the fall. Further discussion ensued regarding ongoing maintenance and the next pond to be completed, Ida Drive Pond. Mr. Barnett stated that the Ida Drive Pond has a manhole that will need scoped prior to any earthwork. Following discussion, the Board directed Mr. Barnett to obtain a proposal for scope work.

FINANCIAL MATTERS

June 30, 2026 Unaudited Financial Statements:

Mr. Carlson reviewed the June 30, 2026 Unaudited Financial Statements with the Board. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the June 30, 2026 Unaudited Financial Statements, as presented.

Prior Claims:

Mr. Carlson reviewed the prior claims with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of $89,126.30, as presented.

LEGAL MATTERS

Requirements for Public Participation at Public Meetings and Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings:

Mr. Carlson reviewed the resolution with the Board and discussion ensued regarding requirements for public participation at public meetings. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board adoption Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.

DIRECTORS MATTERS

ESRI Map Updates:

Director Lefever noted that he wants to update the District's ESRI map with items such as fence repairs, right-of-way ownership, and infrastructure owned by the District. Director Lefever stated he is willing to review what is currently in ESRI to determine what needs added. CLA will determine how to give Director Lefever "view only" log in permissions.

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 Lutz-Ryan and, upon vote, unanimously carried, the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

By ________________________________

Secretary for the Meeting