

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
JULY 8, 2025

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, July 8, 2025, 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:

Nicholas Carlson, Ashley Heidt and Travis Andrews; CliftonLarsonAllen LLP (“CLA”)  
Johnny Jimenez; Colorado Designscapes, Inc.  
Michael Sundberg; The Davey Tree Expert Company  
Debra Rodarte; Grant Ranch Village Center  
Tom Hewett; Grant Ranch Village Homeowners Association  
Alan Chernovsky, Kathy Wagner, Bob Loranger, Jane Uhlir and MaryAnne; Members 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 amended to add ribbon cutting/playground under “Director Matters” and to remove Item A from the Consent Agenda for questions.

**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:**

Ms. Jane Uhlir requested an update from the Board regarding conducted research on pesticide spraying throughout the community. She also asked what kind of signage is being utilized to alert the community of the spraying. Mr. Carlson stated that the District has changed how they flag sprayed areas. Director LaPan also noted that he has researched the pesticide being used. Mr. Jimenez stated that they are limiting spraying and have placed picket signs in the parks during times of spraying.

Additional questions were posed regarding the Streetscape Project. Mr. Carlson noted that he has not seen submittals but hopes to receive some starting next week.

**Minutes from the June 10, 2025 Regular Board Meeting:**

The Board reviewed the regular meeting Minutes. Following review, upon a motion duly made by Director Lutz-Ryan, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the Minutes from the June 10, 2025 regular Board meeting, as presented.

**CONSENT AGENDA**

- Public Works Construction Contract with Coatings, Inc. for Basketball Court Resurfacing

The Board reviewed the item under the Consent Agenda. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board ratified the item on the Consent Agenda, as presented.

**Addendum No. 1 to Cost Sharing Agreement for Streetscape Improvements with the Grant Ranch HOA:**

Director LaPan asked about the cost sharing process as well as the outlined cost. He inquired as to whether the annual contract should be adjusted each year since the cost of the project fluctuates. Following discussion, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board ratified

Addendum No. 1 to the Cost Sharing Agreement for Streetscape Improvements with the Grant Ranch HOA, as presented.

MANAGER MATTERS

**Landscape:**

**General Update:**

Mr. Jimenez provided an update to the Board. Discussion ensued regarding placing locks on the irrigation boxes due to people tampering with the system and turning off sprinklers in the parks. Following discussion, the Board directed Mr. Jimenez to look into getting locks installed.

**Davey Tree:**

**General Update:**

Mr. Sundberg provided an update to the Board.

**Proposal from Davey Tree for Tree Pruning, Removal and Stump Grinding:**

Mr. Sundberg reviewed the proposal with 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 tree pruning, removal and stump grinding in the amount of \$3,790.00, as presented.

**Proposal from Homestead Painting LLC for Fence Repairs:**

Ms. Heidt reviewed the proposal 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 approved the proposal from Homestead Painting LLC for fence repairs in the amount of \$1,910.00, as presented.

**Proposal from Homestead Painting LLC for Fence Repairs and Staining Along Raccoon Creek Golf Course:**

Ms. Heidt reviewed the proposal 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 approved the proposal from Homestead Painting LLC for fence repairs and staining along Raccoon Creek Golf Course in the amount of \$4,340.00, as presented.

ENGINEERING MATTERS

**Update on Playground Project:**

Mr. Carlson provided an update to the Board, noting that the project is expected to be completed in a couple of weeks. Director Lefever stated that Mr. Wenskoski is contacting

the manufacturer regarding the split on the swing set post. Director LaPan asked if Mr. Wenskoski can look into sealant for the wood. Mr. Carlson stated that he would follow up.

**Wrought Iron Fence:**

Mr. Carlson provided an update to the Board, noting that the project is still underway. He also stated that the work should be completed in a couple of weeks and will begin scheduling a final walk through.

**May 31, 2025 Unaudited Financial Statements:**

Mr. Carlson reviewed the May 31, 2025 Unaudited Financial Statements with the Board. Discussion ensued regarding questions on the county treasurer fee. Mr. Carlson stated that he would follow up with accounting regarding this matter. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the May 31, 2025 Unaudited Financial Statements, as presented.

**Prior Claims:**

Mr. Carlson reviewed the prior claims with the Board. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of \$157,067.60, as presented.

**2024 Audit Extension Request:**

Mr. Carlson reviewed the extension request for the 2024 Audit. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the 2024 Audit extension request, as presented.

**LEGAL MATTERS**

**Memorandum Regarding Amended Rules Establishing Technology Accessibility Standards:**

**Resolution Adopting Revised Technology Accessibility Statement and Compliance with the Accessibility Rules:**

Mr. Carlson reviewed the resolution with 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 adopted the Resolution Adopting Revised Technology Accessibility Statement and Directing Compliance with the Accessibility Rules, as presented.

**OTHER BUSINESS**

No other business was discussed.

DIRECTORS MATTERS

**Proposal from Architerra Group for Planting Design Phase 2:**

Director LaPan reviewed the proposal with the Board. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the proposal from Architerra Group for Planting Design Phase 2 in the amount of \$12,450.00, as presented.

Director LaPan also discussed pre-construction with Brightview Landscape Services.

**Playground Opening/Ribbon Cutting:**

Director Lefever noted that he would like to have an excerpt drafted in the newsletter concerning the playground opening and would like to conduct a ribbon cutting with a picture of the crew and Board of Directors on July 18, 2025. He also stated that he would like to have an ice cream truck at the Back-to-School night at the playground for community engagement.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

By \_\_\_\_\_

Secretary for the Meeting