MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
OCTOBER 13, 2026

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, October 13, 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 Carroll and Travis Andrews; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez and Ricardo Garcia; Sustainable Roots Landscape Co.
Michael Sundberg; Davey Tree Expert Company
Tom Hewett; Grant Ranch Village HOA
Bruce Guard; Belmont Shores HOA
Dean Gillam, Patrick Ryan, and Aurther Peterson; Heron Shores

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 Lee and, upon vote, unanimously carried, the Board approved the Agenda, as amended to include additional proposal for consideration.

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. Hewett introduced residents from Heron Shores to the Board. Mr. Ryan discussed irrigation matters and inquired about the Town Hall meeting. He requested to be included in communications moving forward. Further discussion ensued regarding when Heron Shores sets their budget.

Minutes from the September 8, 2026 Regular Board Meeting and the September 8, 2026 Town Hall Board Meeting:

The Board reviewed the Minutes of the September 8, 2026 Regular Meeting and the September 8, 2026 Town Hall Meeting. Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the September 8, 2026 Regular Minutes and the September 8, 2026 Town Hall Minutes, as presented.

MANAGER MATTERS

Landscape:

Weed Management Presentation:

Mr. Andrews reviewed the presentation with the Board. Following discussion, the Board directed management to acquire estimates from Sustainable Roots Landscape Co. and Good Hands Home Services, LLC to bring to the next Board meeting for consideration.

October Landscape Report:

Mr. Jimenez presented the report to the Board. Discussion ensued regarding the round median at the Blue Heron Park parking lot. Mr. Jimenez stated that he will provide an estimate for the addition of bollards to the median. Director LaPan asked about grasses within the streetscape and if the Board wants to cut them down for the season.

Trash Pickup to Twice Per Week:

Mr. Jimenez noted that this was an addition through the end of October but wants to know if the Board would like to extend the services through the end of the year. Following discussion, the Board determined to extend trash pickup to twice per week through the end of the year.

2027 Landscape Maintenance Contract Additions:

Mr. Andrews reviewed the contract additions with the Board. It was noted the trash services and pet waste station pick ups will extend to twice per week. However, irrigation checks will remain at once per week unless severe drought conditions warrant increased frequency. Additionally, pond and drainage maintenance will occur once in the spring and once in the fall. Following discussion, the Board directed Sustainable Roots Landscape Co. to work with Director LaPan to develop a pruning schedule.

Pond Maintenance:

Director LaPan discussed pond maintenance items with the Board, noting that nuisance flow from the neighborhood irrigation is leaving water in the pond and cattails are regrowing. Director LaPan suggests raising the grade by 1" to account for the nuisance flow. Director Lefever asked if these concerns have been posed to the engineer. Management will follow up with Mulhern MRE.

Proposal from Chavez Services LLC for Trickle Channel:

The Board tabled the proposal.

Proposal from Sustainable Roots Landscape Co. for Base Installation for Trickle Channel:

The Board tabled the proposal.

Proposal from Sustainable Roots Landscape Co. for Soil to Raise Grade:

The Board tabled the proposal.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board.

Streetscape Update:

Director LaPan noted that we have entered the design phase for Phase 3.

Aggregate Water Usage:

Ms. Carroll reviewed the aggregate water usage with the Board.

Proposal from Colorado Pond & Lake for Water Quality Testing:

Ms. Carroll reviewed the proposal with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the proposal from Colorado Pond & Lake for water quality testing in the amount of $3,962.60.

ENGINEERING MATTERS

Proposal from DES Pipeline Maintenance LLC for Scope of Manhole at Ida Pond:

Ms. Carroll reviewed the proposal with the Board. Following review, the Board directed management to get clarification if both jetting and CCTV are necessary. No action was taken.

FINANCIAL MATTERS

August 31, 2026 Unaudited Financial Statements:

The Board reviewed the August 31, 2026 Unaudited Financial Statements. Following review and discussion, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board accepted the August 31, 2026 Unaudited Financial Statements, as presented.

Prior Claims:

The Board reviewed the prior claims. Following review, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of $36,882.23, as presented.

2027 Draft Budget:

The Board reviewed the 2027 Draft Budget. Director Korte asked why the property taxes are projected to be raised. It was also noted that the election line item will increase to $50,000.

LEGAL MATTERS

There were no legal matters.

DIRECTORS MATTERS

There were no directors matters.

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 6:01 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting