MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JANUARY 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, January 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:

Nicholas Carlson, Ashley Heidt and Travis Andrews; CliftonLarsonAllen LLP ("CLA")
Scott Barnett; Mulhern MRE
Johnny Jimenez, Rangler Stucky and Leigh Dufresne; Sustainable Roots Landscape Co.
Tom Hewett and Debra Rodarte; Grant Ranch Village HOA
Bob Loranger and Al Chernovsky; Members of the Public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The Board called the meeting 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 Lutz-Ryan 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:

There was no public comment.

Minutes from the December 9, 2025 Regular Board Meeting:

The Board reviewed the Minutes of the December 9, 2025 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 December 9, 2025 Regular Minutes, as presented.

MANAGER MATTERS

Landscape:

General Update:

Mr. Jimenez provided an update to the Board and introduced Ms. Dufresne. He stated that another round of winter watering is necessary and expressed interest in additional GIS mapping with Property Intel. Director Lefever inquired about the cost of building additional maps and Mr. Jimenez responded, stating that Sustainable Roots will investigate further and bring potential costs to the next Board meeting.

Director LaPan noted that the technical specifications should be updated to reflect no limitations on shrub pruning and detention pond maintenance. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved a not to exceed amount of $10,000.00 for general clean up and another not to exceed amount of $10,000.00 for pruning.

Mr. Jimenez requested further direction from the Board regarding weeding. Mr. LaPan stated that they should not focus on weeding at this time. Mr. Jimenez further noted that they would like to increase trash pick up to twice a week. He will bring a proposal with the additional cost for the Board to review at the next Board meeting.

Davey Tree:

General Update:

Mr. Carlson provided an update to the Board, noting that they removed a fallen tree next to the rookery.

Update on Streetscape Project:

Director LaPan provided an update to the Board, noting that phase 2 plans are scheduled to go out for bid, pending comments and revisions from the HOA.

Proposal from Architerra Group for Construction Administration Services, Phase 1:

Following review, 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 construction administration services, Phase 1 in the amount of $3,995.00, as presented.

ENGINEERING MATTERS

Update on Stormwater Pond Project:

Mr. Barnett provided an update to the Board, noting that the project should be a phased approach with the following ponds listed according to priority attention: Prentice Pond, Ida Pond and Blue Heron Pond. He further stated that the ponds should be maintained and cleaned every five years. Discussion ensued.

Work Orders from Flatirons, Inc. for Land Surveying Services:

Mr. Barnett reviewed the work orders with the Board, noting that in order to finalize designs, conducting surveys will be helpful. Director Korte asked how long the surveys are good for. Mr. Barnett stated that as long as no major work is done near the ponds in between the survey and the actual work, the surveys will remain accurate.

Improvement Survey Plat of 6148 West Ida Drive Tract 3B-M, Villages at Raccoon Creek:

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 work order from Flatirons, Inc. for land surveying services at 6148 West Ida Drive – Tract 3B-M, Villages at Raccoon Creek, as presented.

Improvement Survey Plat of 5491 West Bowles Avenue Tract L, Villages at Raccoon Creek:

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 work order from Flatirons, Inc. for land surveying services at 5491 West Bowles Ave – Tract L, Villages at Raccoon Creek, as presented.

Improvement Survey Plat of 5486 West Prentice Circle Tract B, Villages at Raccoon Creek:

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 work order from Flatirons, Inc. for land surveying services at 5486 West Prentice Circle – Tract B, Villages at Raccoon Creek, as presented.

FINANCIAL MATTERS

November 30, 2025 Unaudited Financial Statements:

The Board reviewed the November 30, 2025 Unaudited Financial Statements. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board accepted the November 30, 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 Lutz-Ryan and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of $124,984.35, as presented.

LEGAL MATTERS

Conservation Trust Fund Resolution:

Mr. Carlson reviewed the resolution with the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board adopted the Conservation Trust Fund Resolution, as presented.

DIRECTORS MATTERS

Director Korte noted that there are people interested in selling their water shares (3 total). He stated that if they decide to sell them, the individuals will contact him so that the District can then pursue those shares. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board directed Director Korte and Director LaPan to work outside of the regular meetings to purchase the shares.

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 Lee and, upon vote, unanimously carried, the meeting was adjourned at 5:48 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting