

BOWLES METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710

NOTICE OF REGULAR MEETING AND AGENDA

DATE: September 8, 2026

TIME: 4:30 p.m.

LOCATION: The Village Center
7255 W Grant Ranch Blvd.
Littleton, CO 80123

Board of Directors

Tim LaPan
Paul Lefever
Donald W. Korte
Alan R. Lee
Linda Lutz-Ryan

Office

President
Secretary
Treasurer
Assistant Secretary
Assistant Secretary

Term Expires

May, 2027
May, 2027
May, 2029
May, 2027
May, 2029

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- E. Approval of Minutes from the August 11, 2026 Regular Board Meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify Task Order No. 2 with The Architerra Group, Inc. for Planting Design, Phase 3 in an amount not to exceed \$11,225.00 (enclosure).
- B. Ratify agreement with Split Rail Fence Co. for Ensor Green Option - Fence Replacement at Prentice Pond in the amount of \$20,405.00 (enclosure).

III. MANAGER MATTERS

- A. Landscape:
 - 1. September Landscape Report (enclosure).

2. Review and consider approval of 2026/2027 Snow and Ice Removal Services Agreement from Sustainable Roots Landscape Co. (enclosure).

B. Davey Tree:

1. General update.

C. Streetscape update.

D. Aggregate water usage (enclosures).

IV. ENGINEERING MATTERS

A. Update on Prentice pond work.

V. FINANCIAL MATTERS

A. Review and consider acceptance of July 31, 2026 Unaudited Financial Statements (enclosure).

B. Approve and/or ratify approval of prior claims in the amount of \$613,550.12 (enclosure).

C. Review and consider acceptance of the draft 2025 Audit (enclosure).

VI. LEGAL MATTERS

VII. DIRECTORS MATTERS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

The next regular meeting is scheduled for October 13, 2026.