MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JUNE 9, 2026

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, June 9, 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 Carroll and Travis Andrews; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez and Samantha Bradley; Sustainable Roots Landscape Co.
Michael Sundberg; Davey Tree Expert Company
Debra Rodarte and Tom Hewett; Grant Ranch Village HOA
Bob Loranger; Member of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 4:32 p.m. by Director LaPan. 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 presented.

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 asked if the Hawthorn trees will be planted before the streetscapes planting begins on June 15th. Director LaPan noted there is no urgency. Mr. Hewett will coordinate with Davey Tree on this matter.

Mr. Loranger stated that some streetscape plantings look dead. Director LaPan noted that they will be replaced following Phase II of the project.

Minutes from the May 12, 2026 Regular Board Meeting:

The Board reviewed the Minutes of the May 12, 2026 Regular Meeting. Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the May 12, 2026 Regular Minutes, as amended.

MANAGER MATTERS

Landscape:

June Landscape Report:

Mr. Jimenez introduced Samantha Bradley, a new account manager with Sustainable Roots Landscape Co.

Mr. Jimenez presented the Landscape Report to the Board, noting that the irrigation system has been reduced by 25%. He shared his concern about the outcome of less frequent irrigation accompanied by intense heat.

Mr. Jimenez will present a proposal for grass clean-up at Isthmus Park at a future meeting. He notes his concerns about weeds present in the District. Discussion ensued regarding how to mitigate weed growth and which contractors to engage.

CLA will request Good Hands Home Services (GHHS) to address the beds in Isthmus Park. Sustainable Roots will skip mowing next week and instead pull weeds in the beds. CLA will meet with GHHS and Mr. Jimenez on-site prior to the next Board meeting.

CLA will track additions to Sustainable Roots contract including dog bags, trash schedule, and irrigation checks. CLA will also send the Board updated contact information for Sustainable Roots.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board, noting that Ken Caryl likely has Emerald Ash Boarer. Davey Tree plans to keep a close eye on the District. Pruning is still in process on Grant Ranch Blvd and the damaged pine tree in the District's easement is still standing. The District plans to not take action.

Streetscape Update:

Director LaPan provided an update to the Board, noting that they are searching for original stones from the Phase I quarry and that staging will begin tomorrow. Planting is set to start on June 15th.

Update on S Sheridan Blvd Landscaping:

Mr. Carlson provided an update to the Board, noting how the county removed the line-of-sight issues on S Sheridan Blvd.

Aggregate Water Usage:

Mr. Carlson presented aggregate water usage to the Board, noting that the master meter is working correctly. The sub-HOAs are tracking below their allotment. It was also noted that the lake front is only being watered 2 days per week.

Proposal from Chavez Services LLC for Sidewalk Stone Removal and Replacement:

Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the proposal from Chavez Services LLC for sidewalk stone removal and replacement, as presented.

ENGINEERING MATTERS

Prentice Pond Work:

Ms. Carroll stated that Mr. Jimenez, Mr. Chavez, and Mr. Barnett are coordinating on scheduling work to be performed. It will likely occur closer to the fall season.

FINANCIAL MATTERS

April 30, 2026 Unaudited Financial Statements:

The Board reviewed the April 30, 2026 Unaudited Financial Statements. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board accepted the April 30, 2026 Unaudited Financial Statements, as presented.

Prior Claims:

The Board reviewed the prior claims. 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 $127,938.34, as presented.

LEGAL MATTERS

No legal matters were discussed.

DIRECTORS MATTERS

Director LaPan stated that he will be retiring from Denver Water on August 1st. Discussion ensued regarding whether the District should purchase a laptop with AutoCAD on it. Following discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved purchasing the laptop, BlueBeam and AutoCAD in an amount not to exceed $3,500.00.

It was further noted that the reservoir company will meet on June 30th.

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 Korte and, upon vote, unanimously carried, the meeting was adjourned at 5:47 p.m.

Respectfully submitted,

By ______________________________

Secretary for the Meeting