

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
NOVEMBER 11, 2025

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, November 11, 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:

Nic Carlson, Ashley Heidt and Travis Andrews; CliftonLarsonAllen LLP (“CLA”)
Alicia Corley, Esq.; Icenogle Seaver Pogue, P.C.
Travis Sommervold and Brian Levins; Colorado Designscapes, Inc.
Michael Sundberg; The Davey Tree Expert Company
Tom Hewett and Deb Rodarte; Grant Ranch Village HOA
Al Chernosky, Karen Lefever, Mark Marcus and Elizabeth Forst; 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 Lutz-Ryan 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. Chernosky noted that the island landscaping looks great after the removal of the giant junipers. He further inquired about what should be done about the void. Director LaPan stated there is no plan currently to address the missing landscaping but is something they can look at in the spring.

Earlier in the year, Mr. Chernosky located the drainage study on Blue Heron Pond but could not find the construction drawings. He inquired as to whether the District has the construction drawings. Mr. Carlson stated that no one has reviewed the report recently and that the District does not have the construction drawings. Mr. Chernosky discussed the original drawings and the current status of the pond. Following discussion, the Board directed the District's engineers to look into the drainage study for the pond. Mr. Carlson will forward communication on to Mulhern.

Mr. Hewett expressed interest in meeting with Mr. Carlson and Director LaPan to conduct a post-project meeting regarding streetscapes. Mr. Hewett will coordinate with Mr. Carlson accordingly. Mr. Hewett also noted that he received a quote to remove the willows on the shoreline near the pumphouse and wants to know if the District, the sub-HOA and Grant Ranch Master HOA can cost-share.

Ms. Forst discussed the gazebo in Isthmus Park, requesting an alteration to bridge the 3-ft gap for the ramp. Mr. Sommervold elaborated on the proposed alteration. Director LaPan noted he will reach out to Chavez to get some concrete poured to address the issue.

Minutes from the October 14, 2025 Regular Board Meeting:

The Board reviewed the Minutes of the October 14, 2025 Regular Meeting. Following review, upon a motion duly made by Director Lutz-Ryan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the October 14, 2025 Regular Minutes, as presented.

MANAGER MATTERS

Landscape:

General Update:

Mr. Levins provided an update to the Board, noting that they will be going back to 100 bags per dog waste station container until the end of the year.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board, providing a quote for the embedded log. The Board confirmed that the District would not handle this work. It was also noted that dormant grooming will start on the 24th of November.

Proposal for Pruning and Removal on the North Side of the Pumphouse Located at 7076 W Belmont Drive in the amount of \$6,210.00:

Mr. Sundberg reviewed the proposal with the Board. Mr. Hewett then reviewed his cheaper proposal for the same work. Following review, it was determined that Mr. Hewett and Mr. Carlson will work together and report back. This item was deferred.

Proposal for Tree Removal from Drainage Ditch East of Allison Way in the amount of \$1,170.00:

Mr. Sundberg reviewed the proposal with the Board. Following review, the Board determined not to approve the proposal from Davey Tree for tree removal from drainage ditch east of Allison Way in the amount of \$1,170.00.

Update on Streetscape Project:

It was noted that Director LaPan will walk Phase 2 of the Streetscape Project next week. Discussion followed regarding outstanding invoices from the HOA.

Contract Renewals for 2026 Services:

CliftonLarsonAllen LLP Statements of Work for Management, Accounting and Payroll Services:

Mr. Carlson reviewed the Statements of Work for 2026 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 approved the CliftonLarsonAllen LLP Statements of Work for 2026 management, accounting and payroll services, as presented.

Homestead Painting, LLC for Fence Repair and Maintenance Services:

Mr. Carlson reviewed the contract renewal with Homestead Painting, LLC 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 approved the 2026 contract renewal with Homestead Painting, LLC for fence repair and maintenance services, as presented.

Engagement Letter with Schilling & Company to Prepare 2025 Audit:

Mr. Carlson reviewed the engagement letter 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 engagement letter with Schilling & Company to prepare the 2025 Audit, as presented.

Revised Engagement Letter for Icenogle Seaver Pogue, P.C.:

Attorney Corley reviewed the revised engagement letter with the Board, noting compliance with HB25-1090. Following review, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board acknowledged the revised engagement letter for Icenogle Seaver Pogue, P.C, as presented.

Property and Liability Coverage Renewal for 2026:

This item was deferred.

Worker's Compensation Insurance for 2026:

This item was deferred.

ENGINEERING MATTERS

No engineering matters were discussed.

FINANCIAL MATTERS

September 30, 2025 Unaudited Financial Statements:

The Board reviewed the September 30, 2025 Unaudited Financial Statements. Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the September 30, 2025 Unaudited Financial Statements, as presented.

Prior Claims:

The Board reviewed the prior claims. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of \$328,872.05, as

presented.

Public Hearing on Proposed 2026 Budget:

Upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board opened the public hearing to consider the proposed 2026 Budget and to discuss related issues at 5:22 p.m.

It was noted that Notice stating that the Board would consider adoption of the 2026 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

Public Comment Period:

No public comments were received, and upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board closed the public hearing at 5:23 p.m.

Resolution to Adopt the 2026 Budget, Certification of Mill Levy and Appropriate Sums of Money:

Mr. Carlson reviewed the 2026 Budget with the Board, noting the incorporated changes. Discussion ensued regarding landscaping improvements and whether the capital or general fund budgets need to be edited.

Following discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the 2026 Budget, as amended, and adopted the Resolution to Adopt the 2026 Budget, Certification of Mill Levy and Appropriate Sums of Money, as presented.

CLA Cash Access Policy:

Mr. Carlson presented the policy to the Board. Following review, the Board accepted the CLA Cash Access Policy, as presented.

LEGAL MATTERS

Annual Resolution:

Attorney Corley reviewed the Resolution to 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 Annual Resolution, as presented.

Election of Officers:

The Board determined to keep the current slate of officers.

Regular Meeting Dates/Location:

The Board determined to keep the meeting dates scheduled as the second Tuesday of each month at 4:30 p.m. at The Village Center, 7255 Grant Ranch Blvd, Littleton, Colorado 80123.

2025 Legislative Memorandum:

Attorney Corley reviewed the Memorandum with the Board. No action was taken.

DIRECTORS MATTERS

Landscape RFP Responses:

Mr. Carlson detailed the landscape RFP responses with the Board. Discussion ensued. Director LaPan will cross check the specifications with Sustainable Roots and Mr. Carlson will check that Designscares included weed and fertilizer in their proposal and price.

The Board determined to hold a special Board meeting to interview each bidder on December 2, 2025 at 4:30 p.m.

OTHER BUSINESS

Director Korte nominated Director Lefever to vote for the District's shares at the December reservoir company meeting.

Mr. Carlson discussed pest and weed control concerns with the Board. Director Korte requested that someone from the Colorado State University Extension come and present to the public.

Quorum for December 9, 2025 Meeting:

The Board confirmed quorum for the December 9, 2025 regular Board meeting.

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 6:01 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting