BOWLES METROPOLITAN DISTRICT

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: January 13, 2026

TIME: 4:30 p.m.

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

Board of Directors	Office	Term Expires
Tim LaPan	President	May, 2027
Paul Lefever	Secretary	May, 2027
Donald W. Korte	Treasurer	May, 2029
Alan R. Lee	Assistant Secretary	May, 2027
Linda Lutz-Ryan	Assistant Secretary	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 December 9, 2025 Regular Board Meeting (enclosure).

II. MANAGER MATTERS

A. Landscape:

1. General update.

2. Review and consider approval of proposal from Designscapes Colorado for infant swing replacement in Sunset Park in the amount of $850.00 (enclosure).

B. Davey Tree:

1. General update.

C. Update on streetscape project.

1. Review and consider approval of proposal from Architerra Group for construction administration services, Phase 1 in the amount of $3,995.00 (enclosure).

III. ENGINEERING MATTERS

A. Update on stormwater pond project.

B. Review and consider approval of the following work orders from Flatirons, Inc. for land surveying services.

1. Improvement Survey Plat of 6148 West Ida Drive Tract 3B-M, Villages at Raccoon Creek (enclosure).

2. Improvement Survey Plat of 5491 West Bowles Avenue Tract L, Village at Raccoon Creek (enclosure).

3. Improvement Survey Plat of 5486 West Prentice Circle Tract B, Villages at Raccoon Creek (enclosure).

IV. FINANCIAL MATTERS

A. Review and consider acceptance of November 30, 2025 Unaudited Financial Statements (enclosure).

B. Approve and/or ratify approval of prior claims in the amount of $124,984.35 (enclosure).

V. LEGAL MATTERS

VI. DIRECTORS MATTERS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled for February 10, 2026.