MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
SEPTEMBER 8, 2026

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, September 8, 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

Directors Alan R. Lee and Linda Lutz-Ryan, Assistant Secretaries, were absent and excused.

Also, in attendance were:

Nicholas Carlson, Ashley Carroll and Travis Andrews; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez and Ricardo Garcia; Sustainable Roots Landscape Co.
Michael Sundberg; Davey Tree Expert Company
Tom Hewett; Grant Ranch Village HOA
Dawn Schilling; Schilling & Company, Inc.
Steve Stith; Member of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

Director LaPan 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 Korte and, upon vote, unanimously carried, the Board approved the Agenda, as amended to remove item IIIA2, and excused the absences of Director Lee and Director Lutz-Ryan.

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 August 11, 2026 Regular Board Meeting:

The Board reviewed the Minutes of the August 11, 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 August 11, 2026 Regular Minutes, as presented.

CONSENT AGENDA

- Task Order No. 2 with The Architerra Group, Inc. for Planting Design, Phase 3 in an amount not to exceed $11,225.00.

- Agreement with Split Rail Fence Co. for Ensor Green Option – Fence Replacement at Prentice Pond in the amount of $20,405.00

The Board reviewed the Consent Agenda. Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board ratified the Consent Agenda items.

MANAGER MATTERS

Landscape:

September Landscape Report:

Mr. Jimenez presented the report to the Board, noting that the irrigation schedule will remain as is until at least the 15th. Discussion ensued regarding landscaping in Heron Estates and water usage between parks and streetscapes. It was also stated that winter blowout will occur the 2nd or 3rd week of October.

Mr. Jimenez introduced Mr. Garcia to the Board.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board. Discussion ensued regarding cottonwood trees in Tract O and oak trees on Bowles Ave that require pruning.

Streetscape Update:

Director LaPan noted that sheets are being put together and that he plans to do a walkthrough prior to the next installation phase. He will also work on a replacement for the failing blue anemone plant.

Aggregate Water Usage:

Ms. Carroll reviewed the aggregate water usage with the Board.

ENGINEERING MATTERS

Prentice Pond Work:

Mr. Jimenez provided an update to the Board, noting that only seeding is left to complete.

FINANCIAL MATTERS

July 31, 2026 Unaudited Financial Statements:

The Board reviewed the July 31, 2026 Unaudited Financial Statements. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board accepted the July 31, 2026 Unaudited Financial Statements, as presented.

Prior Claims:

The Board reviewed the prior claims. Following review, 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 $613,550.12, as presented.

Draft 2025 Audit:

Ms. Schilling presented the draft 2025 Audit to the Board. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board accepted the draft 2025 Audit, subject to a clean and unmodified opinion.

LEGAL MATTERS

There were no legal matters.

DIRECTORS MATTERS

There were no directors matters.

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 5:29 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting