

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MARCH 10, 2026

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, March 10, 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 Heidt and Travis Andrews; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez and Leigh DuFresne; Sustainable Roots Landscape Co.
Michael Sundberg; Davey Tree Expert Company
Tom Hewett and Debra Rodarte; Grant Ranch Village HOA
Bob Loranger; Member of the Public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The Board called the meeting to order at 4:30 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 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:

None.

Minutes from the February 10, 2026 Regular Board Meeting:

The Board reviewed the Minutes of the February 10, 2026 Regular Meeting. Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the February 10, 2026 Regular Minutes, as presented.

MANAGER MATTERS

Landscape:

March Landscape Report:

Mr. Jimenez presented the Landscape Report to the Board, noting that spring cleanup is nearly complete, winter watering is finished on Streetscape Phase 1, trash will be picked up once per week until April when frequency will be doubled, swing mats were installed and ponds have been cleaned. Discussion ensued regarding interest in pursuing concrete repairs at Berry Pond.

Proposal from Sustainable Landscape Co. for Rock, Mulch and Boulder Installation:

Director Lefever presented the proposal to the Board. Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal from Sustainable Landscape Co. for rock, mulch and boulder installation in the amount of \$34,268.54, as presented.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board, noting that the tree was repaired in Sunset Park and that the Regatta sign is cracked and will need repaired.

Proposal from Davey Tree for Tree Pruning Work at NW Corner of Bowles Ave and Sheridan Blvd:

This proposal was not considered.

Proposal from Davey Tree for Tree Pruning Work at NW Corner of Bowles Ave and Sheridan Blvd with Alternative Pruning Plan Along Bowles:

Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the proposal from Davey Tree for tree pruning work at NW corner of Bowles Ave and Sheridan Blvd with an alternative pruning plan along Bowles in the amount of \$2,160.00, as presented.

Proposal from Davey Tree for Tree Pruning at Jack Anttonen Park:

Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the proposal from Davey Tree for tree pruning at Jack Anttonen Park in the amount of \$1,150.00, as presented.

Proposal from Davey Tree for Hawthorn Removal Along the North Side of Grant Ranch Blvd between Belvedere and Jay Circle:

This item was deferred due to the need for approval from the HOA. Mr. Sundberg noted that Davey Resource Group can map the trees to differentiate between District property and HOA property. He will bring the topic back for further discussion at the April meeting and will prepare a landscaping newsletter to give to the HOA.

Discussion ensued regarding invasive insect activity in the pine trees and warning signs of potential tree degradation.

Streetscape Update:

Bid Tabulation and Award of Contract for Streetscape Project Phase II:

Ms. Heidt shared the proposals received with the Board. Director Lefever raised concerns regarding the low plant material cost of Sustainable Roots. Discussion ensued regarding Brightview's quality on Phase I and the HOA and Board expressed support for their work. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the award of contract with BrightView for the Streetscape Project Phase II, subject to maintaining the current project management.

Integrated Pesticide Management Plan (IPM):

Following review, upon a motion duly made by Director Lefever, seconded by Director LaPan and, upon vote, unanimously carried, the Board accepted the Integrated Pesticide Management Plan (IPM), as presented.

Proposals for Weed Fertilizer Maintenance Services:

Weed Wranglers:

This proposal was not considered.

Good Hands Home Services:

Discussion ensued regarding the bid reference. Upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved Option A in the proposal from Good Hands Home Services for weed fertilizer maintenance services in an amount not to exceed \$60,000, subject to Director LaPan's revisions with the contractor.

Proposal from Homestead Painting LLC for Installation of Additional Fence Posts and Rails:

Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board ratified the proposal from Homestead Painting LLC for the installation of additional fence posts and rails, as presented. It was noted that the Ida spilt rail fence needs repairs.

ENGINEERING MATTERS

No engineering matters were discussed.

FINANCIAL MATTERS

January 31, 2026 Unaudited Financial Statements:

The Board reviewed the January 31, 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 January 31, 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 Lee and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of \$135,534.38, as presented.

LEGAL MATTERS

No legal matters were discussed.

DIRECTORS MATTERS

Water Usage and Water Meter Readings:

Discussion ensued amongst the Board. This will be a reoccurring item on future agendas once the meter at the pump house is replaced.

3D Coyote Signs at Parks:

Discussion ensued regarding the ineffectiveness of signs used in the past. It was noted that the HOA will try motion detection lasers.

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 5:42 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting