

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
MAY 12, 2026

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, May 12, 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 Leigh DuFresne; Sustainable Roots Landscape Co.  
Michael Sundberg; Davey Tree Expert Company  
Nicole Bopp; Denver Audubon Society  
Debra Rodarte and Tom Hewett; Grant Ranch Village HOA  
Al Chernosky and Steve Stith; Members of the Public

ADMINISTRATIVE MATTERS

**Call to Order and Agenda:**

The meeting was called 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 amended.

**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:**

Ms. Bopp presented the 2026 Support and Annual Partnership with the Audubon Society. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved donating \$2500 to the Audubon Society.

Steve posed questions regarding fenceline maintenance ownership. The Board provided clarification as to which portions are maintained by the District versus the HOA.

Mr. Chernosky cleared up miscommunication from the last Board meeting and noted that there are four rails down on the fence near Blue Heron at 5891.

**Minutes from the April 14, 2026 Regular Board Meeting:**

The Board reviewed the Minutes of the April 14, 2026 Regular Meeting. Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the April 14, 2026 Regular Minutes, as presented.

**MANAGER MATTERS**

**Landscape:**

**May Landscape Report:**

Mr. Jimenez presented the Landscape Report to the Board, noting that there is a large amount of cut-down Juniper branches near the walls near Sheridan and a main line leak was repaired. Mr. Chernosky admitted to cutting the Juniper and Pine without District authorization.

Sustainable Roots will reduce overall water usage given the high meter reading. Discussion ensued regarding increasing monitoring even within the sub-HOAs.

Mr. Jimenez will update the irrigation clocks to reduce run-time, but it may take up to 7 business days. He will investigate a potential shut off of the Belvedere valve that waters the reservoir side.

It was further noted that BrightView will go into warranty after plant installation.

**Proposals from Sustainable Roots Landscape Co.:**

**Shrub Planting in Bed Along Bowles:**

Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the proposal for shrub planting in the bed along Bowles in the amount of \$6,235.60.

**Juniper Tree Removal and Weed Fabric Installation:**

This item was tabled. CLA will investigate what is necessary for processes.

**Pressure Reducer Installation:**

Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the proposal for pressure reducer installation for Jay Circle in the amount of \$3,719.54, as presented.

**Phase 2 Irrigation Installation**

Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal for Phase 2 irrigation installation in the amount of \$48,833.38, as presented.

**Blue Heron Park Planting:**

Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the proposal for Blue Heron Park planting in the amount of \$50,318.00, as presented.

**Prentice Pond Work:**

The Board discussed how to apply seeding, noting it will be completed in the fall. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the proposal for Prentice Pond cleanout and grading in an amount not to exceed \$45,747.00.

**Rescheduling Irrigation Clocks:**

Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal for rescheduling irrigation clocks in an amount not to exceed \$2,400.00.

**Proposal from Chavez Services LLC for Concrete Work at Prentice Pond:**

Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the proposal for concrete work at Prentice Pond in the amount of \$18,200.00, as presented.

**Proposal from Flatirons for Staking:**

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 Flatirons for staking in the amount of \$2,850.00, as presented.

**Davey Tree:**

**General Update:**

Mr. Sundberg provided an update to the Board, noting moth damage to pines. Director Lefever requested that Davey Tree prune Tract A along Grant Ranch Blvd. It was noted that the biggest break was near the entrance to Hillsborough, and that removal and replanting will be estimated to be around \$3,000.

It was further stated that the stump in Blue Heron will need grounded and that Mr. Sundberg will look at the crab apple trees around the District.

**Proposal from Davey Tree for Tree Planting Near Gould Drive Monument Sign:**

Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board ratified the proposal from Davey Tree for tree planting near Gould Drive monument sign in the amount of \$1,190.00, as presented.

**Proposal from Davey Tree for Tree Removal Near Blue Heron Park:**

Following review, upon a motion duly made by Director Lefever, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board ratified the proposal from Davey Tree for tree removal near Blue Heron Park in the amount of \$950.00, as presented.

**Proposal from Rocky Mountain Recreation Inc. for Receptacle Parts:**

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 Rocky Mountain Recreation Inc. for receptacle parts in the amount of \$553.00, as presented.

**Proposal from Chavez Services LLC for 2026 Trail Repairs:**

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 2026 trail repairs in the amount of \$25,770.00, as presented.

**Streetscape Update:**

Director LaPan discussed the schedule update with BrightView with the Board. It was noted that BrightView is behind due to weather events.

**Correspondence Regarding Irrigation Water Rationing Under the District's Irrigation Agreements:**

Ms. Carroll presented the letters received with the Board, noting that the HOA Water Agreements will expire in April 2027. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the correspondence regarding irrigation water rationing under the District's Irrigation Agreements, as presented.

**Audubon Partnership Update:**

This matter was addressed during Public Comment.

**ENGINEERING MATTERS**

**Pond Work Update:**

This matter was addressed under landscape updates. It was additionally noted that surveys have been completed on all ponds except Blue Heron, which will likely be a 2027 project once budgeted.

**FINANCIAL MATTERS**

**March 31, 2026 Unaudited Financial Statements:**

The Board reviewed the March 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 March 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 Lutz-Ryan and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of \$200,068.11, as presented.

LEGAL MATTERS

No legal matters were discussed.

DIRECTORS MATTERS

**Nest Box at Village Center:**

Director Lee expressed his desire to install bird houses with cameras at the Village Center. The cost is \$250.00 per bird house. Director Lee will work with Mr. Hewett on installation.

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 Lee and, upon vote, unanimously carried, the meeting was adjourned at 6:03 p.m.

Respectfully submitted,

By \_\_\_\_\_

Secretary for the Meeting