BOWLES METROPOLITAN DISTRICT

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 10, 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. (*limited to 3 minutes, per person)* [1]

E. Approval of Minutes from the October 13, 2026 Regular Board Meeting (enclosure).

II. MANAGER MATTERS

A. Landscape:

1. November Landscape Report (enclosure).

2. Review and consider approval of proposals from Sustainable Roots Landscape Co.:

   i. Bollard installation in the amount of $535.00 (enclosure).

   ii. Phase 3 Demo in the amount of $31,750.00 (enclosure).

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1 Public comments will be received in accordance with the District's Policy Regarding Public Comment and Appropriate Conduct at Public Meetings

3. Review and consider approval of pond maintenance proposals:

    i. Sustainable Roots Landscape Co. for installation of base for trickle channel in the amount of $6,733.64 (enclosures).

    ii. Sustainable Roots Landscape Co. for raising pond grade by 1" lift in the amount of $2,300.00 (enclosure).

    iii. Review and consider approval of proposal from Chavez Services, LLC for Isthmus Park ramp extension and concrete channel rework in the amount of $24,024.00 (enclosure).

B. Davey Tree:

1. General update.

2. Review and consider approval of proposal from Davey Tree Expert Company for tree removal, stump grinding and landscape planting in the total amount of $4,170.00 (enclosure).

C. Streetscape update.

D. Ratify proposal from Homestead Painting LLC for fence rail replacement in the amount of $1,905.00 (enclosure).

E. Review and consider approval of proposals for weed management.

1. Sustainable Roots Landscape Co. in the amount of $96,936.00 (enclosures).

F. Review and consider contract renewals for 2027 services.

1. Sustainable Roots Landscape Co. for 2026/2027 snow and ice removal services (enclosure).

2. Sustainable Roots Landscape Co. for 2027 landscape maintenance services (enclosure).

3. Homestead Painting LLC for fence staining and repairs (enclosure).

4. Davey Tree Expert Company for 2027 tree pruning and maintenance in the amount of $130,579.00 (enclosure).

5. Colorado Pond & Lake for stormwater testing and management (enclosure).

6. CliftonLarsonAllen LLP Statements of Work for management, accounting and payroll services. Review and acknowledge CLA Cash Access Policy (enclosures).

7. Engagement letter with Schilling & Company to prepare 2026 Audit (to be distributed).

8. Engagement of Community Resource Services of Colorado LLC for Election Services (enclosure).

G. Discuss and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

H. Consider renewal of workers' compensation insurance for 2027 (enclosure).

III. ENGINEERING MATTERS

A. Update on Prentice pond work.

IV. FINANCIAL MATTERS

A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements (enclosure).

B. Approve and/or ratify approval of prior claims in the amount of $90,100.98 (enclosure).

C. Conduct Public Hearing on the proposed 2027 Budget.

1. Public comment period.

2. Consider adoption of Resolution to Adopt the 2027 Budget, Certification of Mill Levy and Appropriate Sums of Money (enclosures).

V. LEGAL MATTERS

A. Consider adoption of Annual Resolution (enclosure).

1. Election of Officers.

2. Confirm Regular Meeting Dates/Location: Second Tuesday of each month at 4:30 p.m. at The Grant Ranch Village Center, 7255 W. Grant Ranch Blvd., Littleton, CO 80123

B. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions.

C. 2026 Legislative Memorandum (enclosure).

VI. DIRECTORS MATTERS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled for December 8, 2026 at 4:30 p.m. at The Village Center, 7255 W Grant Ranch Blvd, Littleton, CO 80123.