MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 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, February 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

Director Linda Lutz-Ryan, Assistant Secretary, was absent and excused.

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
Al Chernovsky; 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 Lee 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:

Mr. Chernovsky noted his concerns regarding work on Blue Heron pond, stating that he believes it's a NPES project. He further reviewed the applicable guidelines, noting issues that arose on the 2021 dredging project.

Minutes from the January 13, 2026 Regular Board Meeting:

The Board reviewed the Minutes of the January 13, 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 January 13, 2026 Regular Minutes, as presented.

MANAGER MATTERS

Landscape:

February Landscape Report:

Ms. DuFresne presented the Landscape Report to the Board, noting that pruning and cleanup is complete and winter watering has begun. It was stated that Tract G behind Hillsborough and the Ida retention pond have broken fence posts. Discussion ensued regarding the irrigation system at Village Center. The HOA will communicate with the District as issues arise.

Ms. DuFresne and Mr. Jimenez discussed the additional trash service proposal, noting that servicing would occur two times per week rather than one. Mr. Hewett further noted resident concerns regarding Hawthorn trees, asking if the District could cut them back or remove them entirely. Director Lefever stated that the decision would be up to Mr. Hewett and the HOA.

Discussion ensued regarding mowing the fence line along Mary's meadow. Sustainable Roots will maintain the mow strip along the Bowmar fencline.

Annual Color Schedule for 2026:

Ms. DuFresne and Director LaPan presented the Annual Color Schedule to the Board. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Annual Color Schedule for 2026, as presented.

Proposals from Sustainable Roots Landscape Co.:

Tree Winter Watering for 2026:

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 tree winter watering for 2026 in an amount not to exceed $5,000.00.

Further discussion ensued regarding required pruning on Tract L on Sheridan Blvd.

Additional Trash Services:

It was noted that this proposal would be for six months at $1,000.00/month. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the proposal for additional trash services in an amount not to exceed $6,000.00 for 2026.

Annual Roundabout Flower Planting for 2026:

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 annual roundabout flower planting for 2026 in the amount of $4,496.00, as presented.

Retention Pond Cleaning:

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 retention pond cleaning in the amount of $6,000.00, as presented.

Installation of Swing Set Mats:

Ms. DuFresne presented the proposal to the Board. Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the proposal for the installation of swing set mats in the amount of $1,650.00, as presented.

Retention Pond Cleaning at Ida:

Following discussion, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved retention pond cleanup at Ida for two extra days in an amount not to exceed $4,800.00.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board.

Streetscape Project:

Director LaPan provided an update to the Board, noting that three bidders attended the pre bid meeting. He stated that he would like to get the stone size corrected and that the deadline to receive follow up questions is February 20th to then present the final decision at the next Board meeting in March.

ENGINEERING MATTERS

Proposal from Split Rail Fence Co. for Fencing Repairs:

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 Split Rail Fence Co. for fencing repairs in the amount of $2,423.00, as presented.

Cost for Title Work Associated with Detention Pond Surveys:

Following review, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board ratified the cost for title work associated with detention pond surveys in the amount of $2,052.00, as presented.

Contract with Mulhern MRE, Inc. for 2026 Consulting Services:

Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the contract with Mulhern MRE, Inc. for 2026 consulting services, as presented.

FINANCIAL MATTERS

December 31, 2025 Unaudited Financial Statements:

The Board reviewed the December 31, 2025 Unaudited Financial Statements. It was noted that the utility locates were moved to Sustainable Roots. 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 December 31, 2025 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 Lee and, upon vote, unanimously carried, the Board ratified approval of prior claims in the amount of $177,065.35, as presented.

LEGAL MATTERS

No legal matters were discussed.

DIRECTORS MATTERS

Future Landscape Projects:

Director Lefever presented potential landscape projects to the Board, noting that he wants to have synergy on landscaping projects and hopes that the procurements and plans can be combined.

Integrated Pesticide Management (IPM):

Director Lefever presented background information regarding the IPM to the Board. Discussion ensued regarding the plan's purpose.

Director Lefever proposed a test area be dedicated to phase in the native grass mowing at 6 inches twice a year, along with redoing the irrigation system. Director LaPan disagreed, stating the District does not need to redo the irrigation system, but should let a certain amount of native grass grow taller in phases.

Director LaPan will provide additional comments to the draft and provide them to management, while management with request bids from weed management firms.

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 5:04 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting