

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
AUGUST 12, 2025

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, August 12, 2025, 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:

Paul Lefever; Secretary
Donald W. Korte; Treasurer
Alan R. Lee; Assistant Secretary
Linda Lutz-Ryan; Assistant Secretary

Director Tim LaPan was absent and excused.

Also, in attendance were:

Ashley Heidt and Travis Andrews; CliftonLarsonAllen LLP (“CLA”)
Johnny Jimenez; Colorado Designscares, Inc.
Michael Sundberg; The Davey Tree Expert Company
Tom Hewett; Grant Ranch Master Homeowners Association (“GRMHOA”)
Alan Chernovsky, Bob Loranger, Steve and Pat; Members of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called 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 include a proposal from Designscares for rock sump installation in Sunset Park and discussion of monetary gift for Johnny Jimenez.

Upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board excused the absence of Director LaPan.

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:

Alan Chernovsky commended Mr. Jimenez on his hard work on the sprinkler repairs in Blue Heron Park.

Bob Loranger commended the work that was completed on the parks and streetscape.

Minutes from the July 8, 2025 Regular Board Meeting:

The Board reviewed the regular meeting Minutes. Following review, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the Minutes from the July 8, 2025 regular Board meeting, as presented.

MANAGER MATTERS

Landscape:

General Update:

Mr. Jimenez provided an update to the Board regarding general landscaping, noting that the action items are status quo and water usage has remained low while maintaining the grass.

Mr. Jimenez announced his resignation from Designsapes.

Proposal from Designsapes for Rock Sump Installation in Sunset Park:

Mr. Jimenez presented the proposal to the Board. 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 Designsapes for rock sump installation in Sunset Park in the amount of \$1,763.00, as presented.

Davey Tree:

General Update:

Mr. Sundberg provided an update to the Board, stating that action items are status quo and that Davey Tree will contribute to the northside cluster cleanup. Tract C and Tract N will be given extra attention. Mr. Sundberg also noted that he will draft a tree schedule by September in preparation for budget season, will remove tree stakes near the basketball court, and reassured the Board that Ash trees are protected against Emerald Ash Borer disease. Davey Tree will bring a proposal for soil mitigation for Emerald Ash Borer disease in Spring of 2026.

Streetscape Project:

Ms. Heidt provided an update to the Board, noting that planting and irrigation will commence next week.

ENGINEERING MATTERS

Update on Playground Project:

Ms. Heidt provided an update to the Board, noting that the final mushroom items are scheduled to be delivered by the end of the week and that pour and place will be completed soon.

Wrought Iron Fence:

Ms. Heidt noted that the punch list items are complete and that retainage will be posted on August 13th.

FINANCIAL MATTERS

June 30, 2025 Unaudited Financial Statements:

The Board reviewed the June 30, 2025 Unaudited Financial Statements. Following review, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board accepted the June 30, 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 \$328,698.71, as presented.

LEGAL MATTERS

No legal matters were discussed.

OTHER BUSINESS

Rescheduling September Board Meeting to September 8, 2025:

Following discussion, upon a motion duly made by Director Lefever, seconded by Director Lefever Lee and, upon vote, unanimously carried, the Board approved rescheduling the regular Board meeting from September 9, 2025 to September 8, 2025.

The Board further discussed gifting a \$500.00 bonus to Mr. Jimenez for his 7 years of service to the District. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved gifting a bonus to Mr. Jimenez.

DIRECTORS MATTERS

No directors matters were discussed.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the meeting was adjourned at 5:10 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting