

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
FEBRUARY 12, 2019**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, February 12, 2019, at 4:30 p.m., at The Village Center, 7255 Grant Ranch Boulevard, Littleton, Colorado. The meeting was open to the public.

In attendance were Directors:

Thomas Dougherty
Leigh C. Chaffee
Timothy LaPan
David Hobart

Also in attendance were:

Serena Curry; Resident
Rod Curry; Resident
Matt Small; GeoLens
Paul LeFever; Grant Ranch Master HOA
Lori Huffman; MSI
Rob Massengale and Melissa Hurich; Colorado Designscapes, Inc.
Chuck Reid and Patrick Shannon; CliftonLarsonAllen LLP

Administrative

Matters

Call to Order / Disclosure of Conflicts of Interest/Declaration of Quorum

Director Dougherty called the meeting to order at 4:30 p.m. and declared a quorum present.

Director Dougherty moved and Director Chaffee seconded a motion excusing the absence of Director Korte. The motion passed unanimously.

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty 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. No additional disclosures were made.

It was noted that the meeting is being held within the District’s boundaries and that notices for this meeting were posted pursuant to statute.

Approval of Agenda

Director Dougherty asked that the presentation by GeoLens move to the end of the meeting. Following discussion, Director Chaffee moved and Director Dougherty seconded approval of the agenda as amended. The motion passed unanimously.

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Review and Approval of the January 8, 2019 Special Board Meeting Minutes

Following discussion, Director LaPan moved and Director Chaffee seconded approval of the January 8, 2019 Special Board Meeting Minutes as presented. The motion passed unanimously.

Review and Approve Current Claims

Following review and discussion, Director Dougherty moved and Director Chaffee seconded approval and ratification of the current claims. The motion passed unanimously.

Review and Accept December 31, 2018 Unaudited Financial Statements

The Board reviewed the December 31, 2018 Unaudited Financial Statements. Following discussion, Director Dougherty moved and Director Hobart seconded the acceptance of the December 31, 2018 Unaudited Financial Statements as presented. The motion passed unanimously.

Community Matters

A. Other

Mr. LeFever informed the Board that the graffiti in Blue Heron Park has not yet been removed due to cold temperatures. Mr. LeFever also reported that an enclosure has been placed on the bulletin board where District notices are posted.

Operations Updates and Action Items

A. Designscapes

1. General Update

Ms. Hurich provided the Board with a general update.

2. Work Orders (2018 Work Order Summary)

- a. Dry Well Blue Heron Park
- b. Walkway to Park Place
- c. 2019 work order summary

Ms. Hurich presented the proposals for a dry well in Blue Heron Park (as the south entrance to the Blue Heron Park North path), as well as for replacement rock in the walkway between Grant Ranch Blvd. and Sumac Ave in the Park Place neighborhood. After discussion, Director Dougherty moved and Director LaPan seconded a motion approving the proposal to replace the rock in the Park Place walkway for an amount not to exceed \$4,182.50. The Blue Heron Park dry well will be monitored over the year as this is the location BMD raised the sidewalk in December 2018.

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B. Davey Tree Update

Mr. Reid reported that Davey Tree completed their 2019 pruning project in January.

C. 2018 Fence Projects Update

1. 3-Rail Fences

Mr. Reid reported that management is working with Homestead Painting to prepare for the 2019 fence project.

2. Isthmus Park Fence

Mr. Reid reported that two meetings have been scheduled to walk the fence line and both have been canceled due to snow.

3. Heron Estates Detention Pond

Mr. Reid reported that the Heron Estates detention pond walk was canceled due to snow.

D. 2018 Concrete Project Update

Mr. Reid reported that Tony Armijo has been delayed due to a change in Denver's permitting process, but is ready to begin the bus pad installation once the permit is approved.

E. Stormwater Monitoring

1. 2018 Report

Mr. Reid requested to defer this item until next month so that an executive session could be held with all Board Members present.

F. Other – None.

Management
Matters

A. General Update – None.

B. Other - None

Legal
Matters

A. Other

Mr. Reid noted that he has asked Ms. McGeady to review the District's bond documents to determine if the District can utilize the Gallagher Amendment for next year's budget.

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Directors Matters

- A. Confirm Quorum for Next Regular Board Meeting March 12, 2019 at 4:30 p.m.

The Board confirmed a quorum for the Next Regular Board Meeting scheduled for Tuesday, March 12, 2019 at 4:30 p.m.

- B. Other

Director LaPan reported that there have been issues with snow removal at Jay Circle and W. Prentice Circle as well as ice build-up on the path to the trail at W. Alamo Dr. and S. Harlan St. Ms. Hurich will monitor these areas.

GeoLens Presentation

Mr. Small provided an overview of the GeoLens system and provided a demonstration of the software. Mr. Small answered questions from the Board. Director Chaffee moved and Director Dougherty seconded a motion directing management to work with the Master HOA and GeoLens to determine costs and develop a cost sharing and plan for the implementation of GeoLens.

Adjournment

As there was no further business, the Board adjourned the meeting at 5:33 p.m.

Respectfully submitted,

By _____

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Secretary for the Meeting