

RECORD OF PROCEEDINGS

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

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, March 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
Don Korte
Timothy LaPan
David Hobart

Also in attendance were:

Serena Curry; Resident
Rod Curry; Resident
Lori Huffman; MSI
Rob Massengale and Melissa Hurich; Colorado Designsapes, Inc.
Chuck Reid and Patrick Shannon; CliftonLarsonAllen LLP

Administrative

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

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

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

Following review, Director Korte moved and Director Chaffee seconded approval of the agenda as presented. The motion passed unanimously.

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Review and Approval of the February 12, 2019 Special Board Meeting Minutes

Following discussion, Director Dougherty moved and Director LaPan seconded approval of the February 12, 2019 Special Board Meeting Minutes as presented. The motion passed unanimously.

Review and Approve Current Claims

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

Community Matters

- A. Other - None.

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. Park Place – Tract H Walkways
b. 2019 work order summary

Ms. Hurich reviewed the proposal to replace the Park Place and Tract H walkways. Following review and discussion, Director Hobart moved and Director Chaffee seconded approval of the Park Place – Tract H Walkway proposal.

- B. Updates

1. Davey Tree

Mr. Reid reported that Davey Tree completed their 2019 IPS beetle application.

2. Fence Projects

Mr. Reid reported that he has walked the iron fence lines with Trophy Fence and expects a proposal from Mary's Meadow fence for work later this year.

3. Concrete Projects

Mr. Reid reported that concrete projects are on hold until the weather improves.

4. Stormwater Monitoring

Mr. Reid noted that this topic will be covered in executive session.

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- C. Other – None.

Management Matters

- A. Discuss Foothills Park & Recreation District Intergovernmental Agreement

Mr. Reid noted that the District pays Foothills Parks and Recreation District the difference between resident and non-resident rates for Bowles residents that participate in FPRD programs. Mr. Reid noted that the District has been reimbursing FPRD for childcare as part of this agreement, which seems to be outside of the purpose of the agreement. Mr. Reid proposed modifying the agreement to exclude the childcare program and other similar programs. The Board directed Mr. Reid to discuss this matter with FPRD.

- B. Discuss Potential Agreement with Grant Ranch Master Homeowner Association for As-Needed Maintenance Services, excluding landscaping & snow removal

Mr. Reid and Paul LeFever have discussed entering into an agreement which would allow a Grant Ranch Master Homeowner Association (GRMHOA) employee to provide “handyman services” to the District, for which the District would reimburse GRMHOA. The Board directed Mr. Reid to negotiate an hourly rate to be paid to GRMHOA for these services.

- C. Discuss GIS Project

Mr. Reid reported that the GRMHOA Board requested that Grant WSD be included in the GIS cost sharing discussions, and Director LaPan wants ESRI (a GIS vendor) to present their software to the Board as a comparison to GeoLens. ESRI has been invited to attend the April Board Meeting.

Legal Matters

- A. Other - None.

Directors Matters

- A. Confirm Quorum for Next Regular Board Meeting April 9, 2019 at 4:30 p.m.

The Board confirmed a quorum for the Next Regular Board Meeting scheduled for Tuesday, April 9, 2019 at 4:30 p.m.

- B. Other

Director LaPan noted that District owned fences that border properties on Eaton St. and Fenton St. have never been stained and are missing boards. Mr. Reid will add these areas to the fence project scope.

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Executive
Session

The Board advised those present that it would need to convene in Executive Session.

At 4:52 p.m., Director Chaffee moved and Director Korte seconded a motion to enter Executive Session. Pursuant to Colorado Revised Statutes (§24-6-402(4)(e)), developing strategy for negotiations, instructing negotiators, and determining positions relative to matters that may be subject to negotiations specifically regarding stormwater agreements and water rights. The Board invited Mr. Massengale, Ms. Hurich, Mr. Shannon and Mr. Reid to participate in the Executive Session, and the Executive Session was recorded.

The Board instructed negotiators regarding stormwater agreements and water rights, but did not adopt any proposed policy, position, rule, regulation or take any formal action during the executive session.

At 5:14 p.m., Director Korte moved and Director Chaffee seconded a motion to exit Executive Session and return to public session. The motion passed unanimously.


Other
Matters

Following discussion, Director Dougherty moved and Director Chaffee seconded a motion to replace two sub-HOA water meters. The motion passed unanimously.

Adjournment

As there was no further business, the Board adjourned the meeting at 5:15 p.m.

Respectfully submitted,

By 
Secretary for the Meeting