

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD JULY 14, 2020**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, July 14, 2020, at 4:30 p.m. This meeting was held in person and via Conference Call. The meeting was held at The Village Center – 7255 W. Grant Blvd., Littleton, CO 80123 and via Zoom. The meeting was open to the public.

In attendance were Directors:

Thomas Dougherty  
Don Korte  
Leigh Chaffee  
Timothy LaPan  
David Hobart

Also in attendance were:

Paul Lefever; Grant Ranch Master HOA  
Andrew Williams; CliftonLarsonAllen LLP  
Rob Massengale, Justin Ketner, Johnny Jimenez ; Designscapes  
Residents: Dianne Rundell, Joe Rundell, Ryan Coffey, Gary Michelson, Robert Bizal,  
Luanne Bizal, Jackie Lumley

Administrative  
Matters

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

Director Dougherty called the meeting to order at 4:32 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 via Conference Call due to concerns of spreading the Corona Virus (COVID-19) and that notices for this meeting were posted pursuant to statute.

Approval of Agenda

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

Review and Approval of the June 9, 2020 Special Board Meeting Minutes

Following review and discussion, Director Chaffee moved and Director Hobart seconded approval of the June 9, 2020 Special Board Meeting Minutes as presented. The motion passed unanimously.

Review and Approve Current Claims and Ratify Previous Claims

Mr. Williams reviewed the Current Claims with the Board. Following review and discussion, Director Korte moved and Director Chaffee seconded approval of the current claims and ratification of previous claims. The motion passed unanimously.

## RECORD OF PROCEEDINGS

---

### Review and Approve May 31, 2020 Financial Statements

Mr. Williams reviewed the May 31, 2020 Financial Statements with the Board. Director Korte noted that the District should continue to monitor incoming property taxes as there may be delays due to the COVID-19 pandemic. Following review and discussion, Director Chaffee moved and Director Dougherty seconded approval of the May 31, 2020 Financial Statements. The motion passed unanimously.

Other – None.

### Community Matters

#### Other

Homeowners in the Tapestry neighborhood discussed recent use of the basketball courts. Residents reported that basketball games are lasting late into the night as well as organized teams practicing and playing music while out in the fields. Residents asked if it was possible to move the basketball courts or if the District could address the issue by taking down hoops on one side of the court to discourage full court games.

The Board directed Mr. Williams to look into getting additional signs made for the park outlining the rules, regulations, and hours for using the courts. The Board also asked Mr. Williams to work with the City of Denver regarding No Parking signs for Grant Ranch Boulevard.

Following discussion, Director Dougherty moved and Director Korte seconded the motion not to issue permits to the residents to use the basketball courts. The motion passed unanimously.

Mr. Gary Michelson asked the Board to consider having Davey Tree and Designsapes do additional trimming of the Districts' walkways to clear low-lying branches and bushes that are crowding the sidewalks.

Mrs. Jackie Lumley addressed the Board regarding issues with her trees in the backyard of her home. The Board discussed the issue with Mrs. Lumley, noting that she has the ability to plant trees on her property and outside the easement. The Board noted that the shade awning would likely need to be approved by the HOA, stating that it had been done that way historically.

### Operations Updates and Action Items

#### **A. Designsapes**

##### 1. General Update

Mr. Massengale provided an update on the ongoing work in the District, noting the progress on weed control.

##### 2. Work Orders

###### a. 2020 Work Order Summary (to be provided by Designsapes)

Mr. Massengale reviewed the work summary with the Board. The Board directed Mr. Massengale to look into moving the benches in Lolly Park, resulting in all benches being covered by the awning. The Board also asked Designsapes to re-seed in Sunset Park, once the sports camps are complete.

## RECORD OF PROCEEDINGS

---

b. Work Order to prune bushes back to inside bed lines in native tracts

Following review and discussion, Director Chaffee moved and Director Korte seconded approval of the Work Order to prune bushes back inside the bed lines in native tracts. The motion passed unanimously.

c. Work Order to Remove mulch in planting beds and replace with mountain granite rock

The Board directed Designsapes to postpone full replacement of the mulch and rock in the District, noting financial concerns due to the cost of mulch increasing and lower revenues due to the pandemic. The Board directed Mr. Massengale to perform some refreshing in high visibility areas. Following review and discussion, Director Dougherty moved and Director Chaffee seconded approval of the Work Order, noting that it would only be the high visibility areas at this time not to exceed \$5000. The motion passed unanimously.

**B. Davey Tree**

1. 2020 Tree Pruning Work Update

Mr. Fox updated the Board on the District's ongoing work and response to recent wind storms. Mr. Fox also provided a review of the Cottonwood tree that fell in the Districts' open space, noting that the tree had not fully grown and had flared roots, which resulted in the fall. The tree lacked support in its root structure and no foul play was indicated.

2. Other – None.

Management  
Matters

A. Review and Approve Norris Designs Educational Signage Proposal for Isthmus Park  
The Board decided to defer this item.

B. Review and Consider Approval of Play Equipment Proposal for Sunset Park  
The Board decided to defer this item, indefinitely.

C. Discuss Blue Heron Park Dredging Project  
The Board requested that Mr. Goertz attend the August Board meeting and present a proposal, providing additional details for the Blue Heron Park Dredging Project.

D. Review July 1, 2020 Irrigation Meter Reading  
Mr. Williams reviewed the July 1, 2020 Irrigation Meter Reading spreadsheet with the Board. The Board requested that Mr. Williams include a total water allotment in the packet going forward.

E. Other - None

Legal  
Matters

A. Update on Water Rights Objection Case No. 19CW3256 with Raccoon Creek Golf Course  
There was no update provided.

## RECORD OF PROCEEDINGS

---

### Director Matters

A. Confirm Quorum for Next Board Meeting – August 11, 2020 at 4:30 p.m.

The Board confirmed a quorum for the next Board meeting, scheduled for August 11, 2020 at 4:30 p.m.

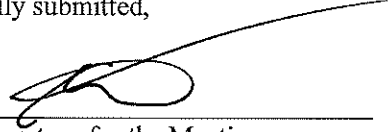
B. Other – None.

### Adjournment

As there was no further business, the Board adjourned the meeting at 6:03 p.m.

Respectfully submitted,

By

  
Secretary for the Meeting