

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD AUGUST 13, 2019**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, August 13, 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  
Don Korte  
Timothy LaPan  
David Hobart

Absent and excused was Director Leigh Chaffee.

Also in attendance were:

Lori Huffman; MSI  
Paul LeFever; Grant Ranch Master HOA (HOA)  
Rob Massengale, Johnny Jimenez & Justin Ketner; Colorado Designsapes, Inc.  
Mike Cowen; Resident  
Ken Ferguson; Resident  
John Whitehill; Resident  
Mark & Beth Boehner; Residents  
Chuck Reid and Pat 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.

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, Mr. Reid notified the Board that he would like to discuss the current Rules & Regulations to consider and update to include verbiage stating that homeowners who damage District property will be charged in order to restore/ fix said damage. Following discussion, Director Dougherty moved and Director Korte seconded approval of the agenda with the proposed Amendment to the Rules and Regulations. The motion passed unanimously.

Review and Approval of the July 9, 2019 Regular Board Meeting Minutes

Following discussion, Director Hobart moved and Director Dougherty seconded approval of the July 9, 2019 Regular Board Meeting Minutes as presented. The motion passed unanimously.

## RECORD OF PROCEEDINGS

---

### Review and Approve Current Claims

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

### Review and Approve June 30, 2019 Financial Statements

Following review and discussion, Director Korte moved and Director LaPan seconded acceptance of the June 30, 2019 Financial Statements. The motion passed unanimously.

### Community

#### Matters

#### Other

Mr. LeFever reported that the HOA Board members and members of the community have expressed appreciation for installing the bus benches.

Mr. LeFever expressed concerns about the health of the trees in the community, asking the Board if Davey Tree has ever completed a Tree Health Survey of the District. Mr. LeFever asked the Board if they would consider working with the HOA to understand the health of the trees. Director Dougherty noted that the District has a 5-year tree care plan with Davey Tree.

Mr. Reid reported there is an issue of debris being left behind on District property when the ditches get cleaned out. Mr. Reid noted that he will be sending out a letter to the Bowles Reservoir Company asking that they clean up any debris from the ditches.

Mr. Reid discussed a potential date (Thursday September 12, 2019 at 5:30 p.m.) for the Second Annual Dinner Party for BMD, HOA and Grant Water & Sanitation District (GWSD).

Mr. & Mrs. Boehner addressed the Board, noting that over the past year there has been a foul odor from the detention pond on W. Prentice Circle. The pond is not drying out, as it has done in previous years. Mr. Reid recalled that landscapers had dug out pipe at the inlet to clear sediment. Mr. Reid will look into the as-built drawings of the detention pond to determine if more sediment removal around the inlet is necessary and will look at the implication of the cattails in regard to the odor. Mrs. Boehner noted that a person came out to the pond to address the odor issue a few years ago, which entailed laying fabric on the floor of the detention pond to assist with the sediment. Mr. Reid will look into what can be done to help the pond drain.

Mr. Ferguson asks the Board who the responsible party is for weed mitigation at the Lift Station driveway: this is Grant Water & Sanitation District's responsibility.

Mr. Whitehill expressed concern about a bridge with hand-rails on the path going north from Blue Heron Park, which were removed and not replaced after a project done by GWSD in 2018. Mr. Whitehill noted that this is a safety issue to have missing hand-rails. Director Dougherty reported that there was also a drain in that location that was removed and replaced. Mr. Reid will follow-up with GWSD on this matter.

Mr. Whitehill reported that the path where sod was replaced at the North/East corner of Blue Heron is settling and water is pooling. Mr. Whitehill expressed concerns that will be an issue when winter arrives and ice forms in that location. Installing a drain in that location could be a resolution.

Mr. Whitehill noted that the pond in Blue Heron Park is full of vegetation and cattails. Mr. Reid reported that an engineer has provided a report to the Board regarding this issue.

## RECORD OF PROCEEDINGS

---

Mr. Whitehill requested an overview of the District's debt service.

### Operations Updates and Action Items

#### A. Designscapes

##### 1. General Update

Mr. Massengale provided the Board with a general update regarding:

- Completed gaze plantings at Isthmus Park;
- Installation of trashcan and dog station at Lolly Park

##### 2. Work Orders

- a. 2019 Work Order Summary
- b. Other

Mr. Massengale provided a report of 2019 work orders and reported the following items: The Board discussed placement of two trashcans and one picnic table and 2 benches that are being held by Designscapes.

#### B. Davey Tree

##### 1. Other - None

#### C. Other

##### 1. Lolly Park Improvements

###### a. Sun Sails

Following review and discussion, Director LaPan moved and Director Korte seconded approval of the Sun Sails to improve Lolly Park. The motion passed unanimously.

###### b. Furniture

Following review and discussion, Director LaPan moved and Director Korte seconded approval of the Furniture to improve Lolly Park. The motion passed unanimously.

###### c. Bocce Ball

Mr. Massengale reported that installing a Bocce Ball court would cost approximately \$23,000. Following review and discussion, Director LaPan moved and Director Korte seconded approval of the Bocce Ball Court installation to improve Lolly Park. The motion passed unanimously.

##### 2. Isthmus Park Project

Mr. Reid addressed the Board, noting that in order to move forward with this project the District should obtain a survey and consider contracting with ERO Resources to assist with issues related to the potential trail. The Board directed that a survey be obtained and requested a proposal from ERO for the next meeting. While fence proposals for the project were reviewed, the Board took no action on the proposals. The Board determined that it would be best to poll the community on the project, before moving forward. The Board declared they would hold a community meeting in the Village Center after more detailed project information is known.

### Management Matters

#### A. Update on GIS and Bus Benches

The Board discussed bus bench locations and determined the two remaining bus benches will be installed on the South Grant Ranch as well as Salisbury and Sunset Park.

Mr. Reid reported that the payment for Licensing for ESRI has been approved.

RECORD OF PROCEEDINGS

---

B. Discuss Resolution Change to Rules and Regulations

Mr. Reid reported a resident damaged District property with a skid steer. Mr. Reid noted that he would bring an Amendment to the Rules and Regulations to the next meeting for consideration, assessing a fee for damage to District property. Mr. Reid will contact the homeowner to provide details.

C. Discuss and Consider Authorizing a Contract with ESRI for GIS licensing

Following review and discussion, Director Korte moved and Director Dougherty seconded authorizing a Contract with ESRI for GIS licensing. The motion passed unanimously.

D. Other

Mr. Reid reported that he will be meeting at Blue Heron Park to determine planting design.

Legal  
Matters

A. Other - None.

Directors  
Matters

A. Confirm Quorum for Next Regular Board Meeting September 10, 2019 at 4:30 p.m.

The Board confirmed a quorum for the Next Regular Board Meeting scheduled for Tuesday, September 10, 2019 at 4:30 p.m.

Adjournment

As there was no further business, the Board adjourned the meeting at 6:10 p.m.

Respectfully submitted,

By



Secretary for the Meeting