

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD  
JANUARY 10, 2017**

A regular meeting of the Board of Directors of Bowles Metropolitan District ("Board" or "BMD") was held Tuesday, January 10, 2016, 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:

Donald W. Korte  
Timothy LaPan  
Thomas Dougherty  
Leigh C. Chaffee  
David A. Hobart

Also in attendance were:

Paul Lefever, Grant Ranch Master HOA  
Mike Bockh; Colorado Designscapes, Inc.  
Lori Huffman; MSI  
Chuck Reid and Patrick Shannon; CliftonLarsonAllen LLP  
Rod Curry; Resident

Administrative  
Matters

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

President 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 discussion, Director Dougherty moved and Director Chaffee seconded approval of the agenda as presented. The motion passed unanimously.

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Review and Consider Approval of the December 13, 2016 Regular Board Meeting Minutes

The Board reviewed the minutes of the December 13, 2016 Regular Board Meeting. Following discussion, Director Chaffee moved and Director Dougherty seconded approval of the minutes of the December 13, 2016 Regular Board Meeting as presented. The motion passed unanimously.

Review and Accept November 30, 2016 Draft Financial Statements

The Board reviewed the November 30, 2016 Draft Financial Statements. Following discussion, Director Korte moved and Director Hobart seconded the acceptance of the November 30, 2016 Draft Financial Statements as presented.

Review and Approve Claims through December 2016

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

Other

Director Chaffee congratulated Director Dougherty on his election to the Bowles Reservoir Company. Director Chaffee also thanked and congratulated Director Korte for his efforts in Director Dougherty's election.

Community Issues

Mr. Lefever noted that the Grant Ranch Master HOA is considering switching weed maintenance from ARC to Designscares. Mr. Lefever suggested that he work with Mr. Reid to clarify the weed maintenance boundaries and responsibilities of the Master HOA, the Cove HOA and the District.

Legal Matters

None.

Action Items

Discuss and Consider Approval for Norris Design to Update the Grant Ranch Maintenance Tract Map

Mr. Reid and Mr. Shannon discussed options for updating the Grant Ranch Maintenance Tract Map, including Norris Design and Geolens. Mr. Reid and Mr. Shannon will look further into mapping options.

Other

None.

Operations and Maintenance

Designscapes

- a. Update on Landscape maintenance

There was no update. Director LePan asked about the equipment that

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Designscapes is using to plow, noting that turf near the pavilion was torn up by a truck during the last storm. Mr. Bockh explained that the snow was too heavy to plow with a Polaris and a truck had to be used.

b. Review and Consider Approval of Work Orders

There were no work orders to review.

c. Other

None.

Davey Tree

a. Update on tree maintenance

Mr. Reid noted that Derrick Fox will be the District's new primary contact at Davey Tree.

b. Review and Consider Approval of Work Orders

There were no work orders to review.

c. Other

None.

Management  
Issues

Review of draft irrigation agreements with the Grant Ranch Master  
Homeowners Association and Certain Sub-Associations

Mr. Reid asked if the Board would still like individual tracts and maintenance areas called out in the agreement. Director Dougherty stated that he would like to leave the mention of tracts and maintenance areas in the agreement.

Mr. Reid asked the Board how long they would like the agreements to last. The Board agreed 10 years. Mr. Reid will send the agreements to the sub-associations.

Other

Mr. Shannon provided an update on the fence project, stating that Homestead is beginning work on the Sunset Park fence and individual property repairs.

Mr. Reid will work with Director LePan to develop an RFP for concrete repairs.

Director Issues

Update on Bowles Reservoir Company Annual Meeting

Director Dougherty reported that he was elected as a Director at the Bowles Reservoir Company Annual Meeting.

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Confirm Quorum for next Board Meeting – February 14, 2017

A quorum was confirmed for the February 14, 2017 Board Meeting.

Adjournment

As there was no further business, the Board adjourned the meeting at 5:02 p.m.

Respectfully submitted,

By



Secretary for the Meeting