

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD  
MARCH 14, 2017**

A regular meeting of the Board of Directors of Bowles Metropolitan District ("Board" or "BMD") was held Tuesday, March 14, 2017, 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:

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

Also in attendance were:

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

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

Review and Consider Approval of the February 14, 2017 Regular Board Meeting Minutes

Director Chaffee moved and Director LaPan seconded approval of the minutes of

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the February 14, 2017 Regular Board Meeting as presented. The motion passed unanimously.

### Review and Accept January 31, 2017 Draft Financial Statements

Following discussion, Director Dougherty moved and Director Chaffee seconded the acceptance of the January 31, 2017 Draft Financial Statements as presented.

### Review and Approve Claims through February 2017

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

### Ratify Grant Ranch Homeowners Association Irrigation Agreement Renewal

Following discussion, Director Korte moved and Director Chaffee seconded the ratification of the Grant Ranch Homeowners Association Irrigation Agreement Renewal.

Other - None.

### Community Issues

Ms. Huffman asked the Board if the District controls easements behind the HOA Monument Signs where trees are planted, which the Board affirmed. Ms. Huffman reported that trees behind two monuments, one at San Marino and one at Tapestry, are brushing against residents' homes. The Board will look at these sites and determine follow-up steps as needed.

Mr. Lefever asked the Board if the District owns the gate that provides access to Tract A, which has a lock placed by the Bowles Reservoir Company. Director Dougherty will discuss the matter with the Bowles Reservoir Company.

Mr. Curry reported that Xcel energy did a very poor job trimming trees while doing electrical work recently.

Mr. Lefever noted that he is working with Mr. Shannon on a joint survey to send to residents to understand how they would like the community parks improved as well as what activities they would like to see at the village center.

### Legal Matters

None.

### Operations and Maintenance

#### Designscapes

1. Update on Landscape maintenance

Mr. Bockh reported that he plans to turn on the sprinkler system on Monday, April 4<sup>th</sup>.

2. Review and Consider Approval of Work Orders

- a. Isthmus Park Crusher Fine

The Board decided to defer this item until the April Board Meeting.

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- b. Woodchips in Sunset Park Playground
  - i. Rubberized Surface
  - ii. Woodchip Replacement

Director LaPan presented information comparing rubberized surface options and woodchips in playgrounds. He reported concerns about the cost and long-term durability of a rubberized surface and would like to consider ways to keep the woodchips contained in the playground.

Following the discussion, Director Dougherty moved and Director Korte seconded a motion authorizing DesignScapes to replace the woodchips in the Sunset Park playground.

The Board discussed the need to remove the boulders and tree stumps from the east-end of the Isthmus Park. This item will be followed up at the April Board Meeting.

### Davey Tree

1. Update on Tree Maintenance
2. Review and Consider Approval of Work Orders
3. Other

There was no update from Davey Tree.

### Management Issues

#### Discuss Benches at RTD Bus Stops

Mr. Shannon presented a map showing the bus stops throughout the District. Director LaPan noted that he sees this as a multiyear project. Director Chaffee noted that he does not agree that the District needs to install benches. Mr. Lefever will discuss the matter with the Master HOA Board of Directors. Mr. Shannon will prepare an estimate for the purchase and installation of five benches at the next meeting.

#### Discuss Automated Master Flow Meter

Mr. Reid reported that there were two irrigation line breaks last year and asked if the Board would consider installing an automated master flow system. After discussion, the Board determined that it did not want to install an automated master flow meter.

#### Project Updates

1. Mapping

The Board agreed that they did not want to pursue a contract with GeoLens.

2. Irrigation Renewal Agreements

The irrigation renewal agreement with the Master HOA was previously ratified: agreements with Belmont Shores, Heron Shores, and Belvedere sub-associations are still pending.

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3. Concrete

Mr. Reid reported that proposals will be considered at the Board's April meeting.

4. Other - None.

Director Issues

A. Bow Mar Disconnection/Annexation Request (Dougherty)

This item was deferred.

B. Other

Director Chaffee requested that Mr. Bockh be acknowledge in the next community newsletter for the great work he has been doing in the District.

Director Dougherty requested that Mr. Reid research how much it would cost to install a shade structure in Blue Heron Park.

C. Confirm Quorum for Next Board Meeting – April 11, 2017 at 4:30 p.m.

A quorum was confirmed for the April 11, 2017 Board Meeting. Director Chaffee noted that he will not be present.

Adjournment

As there was no further business, the Board adjourned the meeting at 5:39 p.m.

Respectfully submitted,

By \_\_\_\_\_

*Reid*

Secretary for the Meeting