

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
APRIL 10, 2018**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, April 10, 2018, 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
Donald W. Korte
Leigh C. Chaffee
Timothy LaPan
David Hobart

Also in attendance were:

Paul LeFever, Grant Ranch Master HOA
Rob Massengale; Colorado Designsapes, Inc.
Lori Huffman; MSI
Jay King; Resident
John Whitehall; Resident
Larry Lumley; Homeowner
Chuck Reid; 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.

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Approval of Agenda

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

Review and Consider Approval of the March 13, 2018 Regular Board Meeting Minutes

Director Chaffee moved and Director Hobart seconded approval of the minutes of the March 13, 2018 Regular Board Meeting Minutes as amended. The amendments were editorial. The motion passed.

Review and Approve Current Claims

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

Review and Accept February 28, 2018 Unaudited Financial Statements

The Board reviewed the February 28, 2018 Unaudited Financial Statements. Following discussion, Director Chaffee moved and Director Dougherty seconded the acceptance of the February 28, 2018 Unaudited Financial Statements as presented. The motion passed.

Other - None

Community Issues

A. Other

Mr. Whitehall requested that the Board address the Grant Water and Sanitation District, asking them to complete the revegetation in the sewer line removal and replacement project in the Blue Heron Park North Path. The Board informed him that they would address the issue at the next GWSD/BMD Easement Committee Meeting which has been working to jointly coordinate this project.

Mr. Lumley expressed his frustration with the tree pruning done behind the Heron Shores' monument, in his backyard. Discussion ensued about the Lumley Situation and potential remedies, as well as the draft Pruning Policy for Monument Trees and the more general policy regarding how BMD and Grant Ranch Master HOA will consistently manage these easements. Following discussion, the Board approved removing and replacing the trees in the Lumley's backyard and directed Mr. Reid to work with the Lumley's, Davey Tree and Designsapes on this matter.

Additional improvements at the Heron Shores monuments were discussed and directed to the Grant Ranch Master HOA.

Mr. Lumley asked about speed enforcement on Grant Ranch Blvd: he was encouraged to call the City of Lakewood.

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Mr. LeFever requested information on Lakewood's upcoming Grant Ranch Blvd roundabout project: there has been no news from Lakewood.

Mr. LeFever noted that the Community Clean-Up is scheduled for April 21st and thanked the Board for providing lunch to volunteers. Clean-up at Tract I and Sunset Park are specifically targeted as part of this event.

Ms. Huffman noted that the southwest detention pond's gate is broken. Mr. Reid will have Homestead repair this during the 2018 Fence Repair and Paint project.

Action Items

- A. Other - None

Operations & Maintenance

- A. Designscapes
Mr. Massengale reported that spring start-up is in progress and irrigation will be turned on later this month.

The Board requested three work orders be prepared for the Blue Heron Park North Path: (1) soil work, (2) revegetation, and (3) enhancements, and that these be brought to the May meeting.

- B. Davey Tree
A work order addressing tree damage from the March 30th snow storm was approved and work is in progress. Mr. Reid and Mr. LeFever will review the invoice to determine which costs are BMD and which are GRMHOA.
- C. JOATA Solutions
It was noted that the first sample has been completed and is available for review.
- D. Homestead Painting
No update.
- E. Grant Water & Sanitation District Project Update
This item was discussed earlier in the meeting.
- F. Other
1. Draft Pruning Policy for Monument Trees
While this item was discussed earlier in the meeting, the Board requested that the draft policy be modified to include Spruce Trees as an allowed tree species in the monument easements. BMD will work with GRMHOA to have both entities formally adopt this policy, as well as the more general policy discussed in the fall of 2017.

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2. Discuss 2018 Concrete Projects

The Board is interested in doing a concrete project, to include the two “triangular areas” at Sunset Park that were discussed at the Board’s March meeting, as well as continuing the work in Tracts K and O, albeit with allowances for the contractor to bring a concrete truck into this area.

A meeting to discuss the 2018 Project will be set-up and will include Director LaPan, Tony Armijo (TGA Concrete) and Mr. Reid.

Legal
Matters

- A. Other
McGeady Becher is waiting for information from Lakewood regarding the roundabout and the right-of-way, and is prepared to review and/or prepare documents as needed.


Directors
Matters

- A. Confirm Quorum for Next Board Meeting – May 8, 2018 at 4:30 p.m.
The Board confirmed a quorum for the next Regular Board Meeting scheduled for Tuesday, May 8, 2018 at 4:30 p.m.
- B. Other
Director LaPan reported that there are dead trees in Tract H, behind Grant Ranch School and asked Designsapes to remove the trees and ensure that the cut is below grade.

Adjournment

As there was no further business, the Board adjourned the meeting at 5:13 p.m.

Respectfully submitted,

By 
Secretary for the Meeting