

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD JUNE 13, 2017**

A regular meeting of the Board of Directors of Bowles Metropolitan District ("Board" or "BMD") was held Tuesday, June 13, 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  
Leigh Chaffee  
Donald W. Korte  
David A. Hobart

Also in attendance were:

Paul Lefever, Grant Ranch Master HOA  
Mike Bockh, Rob Massengale, Melissa Hurich; Colorado Designsapes, Inc.  
Lori Huffman; MSI  
Chuck Reid and Patrick 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 discussion, Director Korte moved and Director Chaffee seconded approval of the agenda as presented. The motion passed unanimously.

Review and Consider Approval of the May 9, 2017 Regular Board Meeting Minutes

Director Chaffee moved and Director Hobart seconded approval of the minutes of the May 9, 2017 Regular Board Meeting as presented. The motion passed unanimously.

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### Review and Accept April 30, 2017 Draft Financial Statements

Following discussion, Director Chaffee moved and Director Hobart seconded the acceptance of the April 30, 2017 Draft Financial Statements as presented.

### Review and Approve Claims through May 2017

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

Other - None.

### Community Matters

Mr. Lefever reported the Movie in the Park is scheduled for Saturday. Vendors will not be allowed on the grass. Additional Port-a-Potties and an inflatable jump house will be on site. The sprinklers will be shut-off.

Mr. Lefever noted that the Grant Ranch Master HOA Building and Grounds Committee met and requested consideration of the following:

- There are two dead trees along Dorado. The Board was asked if they want to remove and replace these trees, to which the Board consented.
- The HOA will re-mulch on Bowles and requested the District to re-mulch east of Grant Ranch Boulevard to Sheridan.
- Ownership of the fence on the south-side of Blue Heron Park was discussed. It was determined the District owns the fence, which is maintained by the HOA.

The BMD Board felt that as the HOA maintains the fence, it should also re-mulch the area between Grant Ranch Blvd and Sheridan.

Ms. Hoffman discussed the three rail fences, and it was clarified that pet wire placed on the three-rail fences is the homeowners' responsibility.

### Legal Matters

While no legal matters were raised, the Board asked that Attorney McGeady review documents related to the Blue Heron Park easement and Grant Water & Sanitation District's plans to clear-cut the easement.

### Operations and Maintenance

#### Designscapes

1. Update on Landscape maintenance

Mr. Massengale noted that standard summer services are in place.

- a. Update on the Effort to Sell the Old Weather Station

No offers have been made: the Board asked Designscapes to dispose of the old equipment.

2. Review and Consider Approval of Work Orders

There were no new work orders presented for approval.

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### 3. Other

Director LaPan reported that there are trees that need to be removed near Grant Ranch School and Lolly Park (Tract D). The Board requested the dead trees be removed and asked for a proposal for removal be brought to the next meeting.

Director LaPan reported that shrubs on the south side of Tract K need pruning. Director LaPan requested that pruning in the open space/natural area be different than in the "groomed areas". Mr. Bockh noted that pruning will be done on Friday.

Rabbit Brush in shrub beds were discussed and the best way to prune. In some areas it makes more sense to remove and replant. Designscares will bring back proposals for replacement.

Director LaPan also requested mowing in grass tracts K & O, which grows faster than in other areas. Additionally, the cut grass is laying on the ground and looks bad. Director LaPan requested a revised mowing schedule.

Isthmus Park grasses are knee high and turning to seed: Designscares will mowing this area soon.

The Board asked Designscares to look at the south end of Isthmus Park west fence and close any gaps. Mr. Bockh will follow up.

Mr. Bockh noted all native tracts will be mowed by the end of the week and will have had herbicide treatments.

Mr. Bockh asked for locations to place a small structure for Designscares to store materials. Grant Ranch Village Center and Isthmus park were discussed as a possible location.

Director LaPan noted sod replacement is needed in Heron Park at two locations, both near benches and where trees were removed and in Sunset Park where tree stumps were removed.

Director LaPan also noted that there are dead branches throughout the tracks and requested they be removed.

### Davey Tree

#### 1. Update on Tree Maintenance

Director LaPan noted multiple stumps exist on Grant Ranch Boulevard that need to be removed and asked Mr. Reid to follow-up with Davey Tree on this matter.

2. Review and Consider Approval of Work Orders – None
3. Other - None

