

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
AUGUST 14, 2018**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, August 14, 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
Timothy LaPan
David Hobart

Absent and excused was Leigh C. Chaffee

Also in attendance were:

Paul LeFever, Grant Ranch Master HOA
Melissa Hurich; Colorado Designsapes, Inc.
Lori Huffman; MSI
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.

Approval of Agenda

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

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Review and Approval of the June 12, 2018 Regular Board Meeting Minutes and the July 10, 2018 Regular Board Meeting Minutes

Following discussion, Director Korte moved and Director Dougherty seconded approval of the June 12, 2018 Regular Board Meeting Minutes and the July 10, 2018 Regular Board Meeting Minutes as presented. The motion passed unanimously.

Review and Accept June 30, 2018 Unaudited Financial Statements

The Board reviewed the June 30, 2018 Unaudited Financial Statements. Following discussion, Director Korte moved and Director Hobart seconded the acceptance of the June 30, 2018 Unaudited Financial Statements as presented. The motion passed.

Review and Approve Current Claims

After a brief discussion about tracking “childcare costs” under the intergovernmental agreement with Foothills Park & Recreation District, Director Korte moved and Director Hobart seconded approval of the current claims. The motion passed unanimously.

Discuss Bowles Park & Open Space Survey Results

The Board discussed the survey results, noting that the results and responses to the open-ended question will help plan and prioritize future projects. Following the discussion the Board directed additional follow-up on workout station equipment and upgraded playground options for Sunset Park. These will be brought back as part of the 2019 Budget discussion.

7175 W. Belmont Dr. Tree Removal & Replacement Update

The Board discussed and update on the tree removal and replacement for 7175 W. Belmont Drive, scheduled for mid-September.

Other - none

Community Matters

A. Other

Mr. LeFever noted that residents are excited about improvements at the Sunset Park baseball field and about additional mulch being added to the Sunset Park playground area to level out the mulch level. Ms. Hurich noted that there would be 5 yards of additional mulch added.

Mr. LeFever is interested in coordinating with BMD as concrete improvements are being considered at the Village Center. Mr. Reid and Mr. LeFever will coordinate on this issue.

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It was noted that there has been a request for a gate to be installed at 6309 W. Prentice Ave. While this request is a Grant ranch Master HOA matter, it may ultimately involve the District due to Denver's Planned Building Group regulations.

Operations Updates and Action Items

- A. Designscapes
1. Work Orders (2018 Work Order Summary)
The work order summary sheet was reviewed.
 2. Blue Heron Walkway Shrubs Work Order
Following discussion, Director LaPan moved and Director Dougherty seconded approval of the Blue Heron Walkway Shrubs Work Order. The motion passed unanimously.
 3. Tract C2 Clean-Up and Mulch Work Order
The Board Deferred the Tract C2 Clean-Up and Mulch Work Order until 2019.
 4. Tract N1 Clean-up and Mulch Work Order
Following discussion, Director LaPan moved and Director Dougherty seconded approval of the Tract N1 Clean-Up and Mulch Work Order. The motion passed unanimously.
- B. Lakewood Roundabout Project
1. Consider and Approve Draft Revocable License Permit
Following discussion, Director Dougherty moved and Director Korte seconded approval of the Draft Revocable License Permit with Lakewood. The Permit allows BMD to maintain landscaping in the new roundabout. The motion passed unanimously.
 2. Designscapes Work Order
Following discussion, Director Korte moved and Director LaPan seconded approval of the Designscapes Work Order for roundabout landscaping, not to exceed \$20,219.52. The motion passed unanimously.
- C. Davey Tree Update - None
- D. JOATA Solutions Update - None
- E. 2018 Fence Projects Update
1. General Projects (Homestead Painting) - None.
 2. Heron Estates Stormwater Detention Wrought-Iron Fence
Three proposals were received for this work and following discussion, Director Dougherty moved and Director Korte seconded approval of the

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awarding the Heron Estates Stormwater Detention Wrought-Iron Fence Project to Trophy Fence. The motion passed unanimously.

3. Grant Ranch Master HOA Staining Policy

After discussion, the Board determined that they would like to consider a Resolution regarding the Grant Master HOA Homeowner Staining Policy for the next regular Board meeting.

F. 2018 Concrete Project Update

The 2018 concrete project is expected to begin in early September. Designscapes requested that the concrete be widened at the Blue Heron Park trail intersection, where the Park’s circular trail meets the path leading north. A wider section of concrete would better accommodate service trucks that use this intersection. The Board requested an estimate be provided for this work.

G. Other

The odiferous Water Quality Pond north of the Heron Estates neighborhood was discussed. The Board requested information about an aeration system be brought back as part of the 2019 budget discussion.

Mr. LeFever and Mr. Reid have been discussing having a dinner with the Grant Ranch Master HOA, Grant Water & Sanitation District, and BMD Boards. The Board indicated interest in such an event. Details will be brought back to the next meeting.

Legal Matters

- A. Other - None.

Directors Matters

- A. Confirm Quorum for Next Board Meeting – September 11, 2018 at 4:30 p.m.

The Board confirmed a quorum for the next Regular Board Meeting scheduled for Tuesday, September 11, 2018 at 4:30 p.m.


- B. Other

- The Board directed that watering be decreased in Sunset Park.
- Director Dougherty informed the Board that he will not be present for the September meeting, but wishes to join via telephone.
- Director Dougherty noted that the Bowles Reservoir Company increased its 2018 allocation to 3.5 acre feet per share (up from 3.25).

Adjournment

As there was no further business, the Board adjourned the meeting at 5:45

Respectfully submitted,

By 
Secretary for the Meeting