

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD AUGUST 8, 2017**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, August 8, 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
David A. Hobart

Leigh C. Chaffee was absent and excused.

Also in attendance were:

Rod Curry; Resident
Jackie Lumley; Resident
Larry Lumley; Resident
Jea King; Design review
Brian Paulson; Grant Ranch Master HOA
Lori Huffman; MSI
Rob Massengale, Melissa Hurich; Colorado Designscapes, Inc.
Chuck Reid and Trina Hartman; CliftonLarsonAllen LLP

Administrative
Matters

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

Chairman 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.

Director Dougherty moved and Director LaPan seconded a motion to excuse the absence of Director Chaffee. The motion passed.

Approval of Agenda

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

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Review and Consider Approval of the July 11, 2017 Regular Board Meeting Minutes

Director Hobart moved and Director LaPan seconded approval of the minutes of the July 11, 2017 Regular Board Meeting as presented. The motion passed unanimously.

Consider Approval of Notes from the July 19, 2017 Grant Water & Sanitation District Meeting

Mr. Reid explained that although the Board did not Post Notice for the Meeting, a quorum was present. Following discussion, Director Korte moved and Director Hobart seconded approval of the Notes, as presented.

Review and Accept June 30, 2017 Draft Financial Statements

Following discussion, Director Dougherty moved and Director Korte seconded the acceptance of the June 30, 2017 Draft Financial Statements as presented.

Review and Approve Claims through July 2017

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

Other - None.

Community Matters

Mr. Curry raised his concern about neighborhood tree trimming, currently scheduled every three years, stating that it appears that there are several trees throughout the community (especially on Jay Street) with dead branches that need to be pruned. Mr. Reid noted that he and Mr. Lefever recently met with Derek Fox at Davey Tree to look at the master pruning schedule which will be considered as part of the 2018 budget. Ms. Melissa Hurich of Designsapes agreed to view several low hanging branches, stating she will trim them.

Mr. Paulson suggested a meeting take place with both BMD and Grant Water & Sanitation District to provide the community with additional information about GWSD's project and its impact on BMD trees and vegetation. He also proposed it get posted in the community newsletter and hopes it results in a short-term and long-term solution. No one from GWSD was present to discuss this suggestion with BMD.

Ms. King noted that many residents have sought permission to remove trees located in easements located behind neighborhood monument entry signs and is looking for BMD Board direction on this issue. It was noted that these easements were given to either BMD or the Grant Ranch Master HOA. Ms. Huffman, Mr. Lefever and Mr. Reid are working towards a joint solution for both entities.

Mrs. And Mr. Lumley, 7175 Belmont Drive, requested BMD involvement with the landscaping in the monument sign easement on their property. Director Dougherty directed that Davey Tree be contacted and work with the Lumleys on the Ponderosa Pines trees located behind the monument sign and that Designsapes work on the entry.

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Management Matters

Discuss and Consider Approval to Purchase and Install Five Bus Benches for placement along Grant Ranch Blvd

The Board considered the bus bench installation and directed that the benches should not be wood, and should match other benches located in BMD parks. Following discussion Director Korte moved and Director LaPan seconded a motion approving placement of benches at the locations listed below and directed site plans be brought back for each site:

- One at South Crossings
- One at Eagle Ridge
- One at Sumac and Grant Ranch
- One at Dorado, South Entrance
- One at Village Center

The motion passed unanimously.

Discuss Neighborhood Entry Monument Signs and Grant Ranch Plat Notes

As discussed above, the current plans for Neighborhood Monument Signs and Grant Ranch Plat Notes were briefly looked at on GeoLens. This item will be brought back for additional discussion at an upcoming meeting.

Blue Heron Park Easement & Grant Water & Sanitation District Construction Access

1. Discuss and consider granting a temporary easement to GWSD
2. Discuss formation of a Board sub-committee to further discuss this matter with a subcommittee of the GWSD

Following discussion, the Board determined that it would be most efficient to appoint two Board Members to a sub-committee that will work with two GWSD Board Members on issues surrounding the temporary easement for construction access, as well as the issue of vegetation, trees and structures in this and other GWSD easements. Chairman Dougherty and Director Korte were selected to represent BMD.

Operations and Maintenance

Designscapes (Landscaping)

1. Update on Landscape maintenance

Ms. Hurich reported that that the fence welding project in Isthmus Park is completed and that standard summer services are being provided.

2. Review and Consider Approval of Work Orders

Mr. Massengale provided a work order for mulch replacement adjacent to the fence on Bowles Avenue, east of Grant Ranch Blvd to Sheridan. Chairman Dougherty noted that while this area is owned by BMD, it is maintained by the Grant Ranch Master HOA. Chairman Dougherty requested a quote for new mulch in Tract K.

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3. Other

Director LaPan asked about communications with the landscape watering system. Ms. Hurich answered that all the equipment is communicating well together at this time and that if it begins to rain after an irrigation cycle has begun, the rain sensors cannot react quickly enough to shut-off an irrigation cycle after it has started.

Director LaPan directed that the turf irrigation be decreased on the north edge of Blue Heron Park, in anticipation of the temporary construction access easement being given to GWSD.

Davey Tree (Trees)

1. Update on Tree Maintenance – None
2. Review and Consider Approval of Work Orders

Following discussion, Director Dougherty moved and Director Korte seconded the Approval to Ratify the Davey Tree Work Order for \$980, which pruned trees behind 6064 West Ida Drive.

3. Other - None

Joata Solutions (Stormwater Quality)

1. Technical report – None
2. Other - None

Legal Matters None.

Director Matters Confirm Quorum for Next Board Meeting – September 12, 2017 at 4:30 p.m.

A quorum was confirmed for the September 12, 2017 Board Meeting.

Adjournment As there was no further business, Director Hobart moved and Director LaPan seconded a motion to adjourn the meeting at 5:50 p.m.

Respectfully submitted,

By _____ *CFEID*

Secretary for the Meeting