

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD  
AUGUST 9, 2016**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, August 9, 2016, 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:

Donald W. Korte  
Timothy LaPan  
David A. Hobart  
Thomas Dougherty

Also in attendance were:

Rod Curry, resident  
Mike Kelly, resident  
Loretta Robb, resident  
Mike Bockh; Colorado Designscapes, Inc.  
Lori Huffman; MSI  
Chuck Reid; 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. President Dougherty moved, and Director Hobart seconded excusing the absence of Director Chaffee. The motion passed unanimously.

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

### Review and Consider Approval of the July 12, 2016 Regular Board Meeting Minutes

The Board reviewed the minutes of the July 12, 2016 Regular Board Meeting. Following discussion, Director Korte moved, and Director Dougherty seconded approval of the minutes of the July 12, 2016 Regular Board Meeting as presented. The motion passed unanimously.

### Other

There were no other items.

### Community Issues

Lori Hoffman noted she has had a request for fence maintenance at 6117 and 6168 W. Ida Drive: these will be added to this year's fence contract. She also noted that there are issues with irrigation on West Dorado, between Tracts E & F: Designscares will address.

Loretta Rob, of the Provenance HOA Board asked when the fence at Provenance will be painted. This is likely in the next two years and the HOA will be notified. Mr. Reid will follow-up with Ms. Rob. The Board discussed the fact that BMD was painting the inside of the fences at one time, but this was changed several years ago.

Mike Kelly discussed Pickleball, noting the Pickleball Season has been occurring the last 13 weeks with 29 events and over 400 participants. Mr. Kelly asked the District to help with funding of specific Pickleball courts. The Board discussed this request with Mr. Kelly. The Board had consensus that this is not an issue BMD wants to pursue at this time.

### Legal Matters

None.

### Financial Matters

#### Review and Accept Unaudited Financial Statements as of June 30, 2016

After presentation, review and discussion, Director Korte moved and Director Hobart seconded the acceptance of the unaudited financial statements. The motion passed unanimously.

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Review and Approval of Claims through July 2016

Following review and discussion, Director Korte moved, and Director Dougherty seconded the approval of the claims represented by check numbers 7483 through 7497 totaling \$30,499.12 and an autopay payment to Xcel in the amount of \$2,272.29 for a grand total of \$32,771.41. The motion passed unanimously.

Other

None.

Operations and Maintenance

A. Designscapes

1. Update on Landscape Maintenance

Mr. Bockh discussed work done by Designscapes for East Isthmus Park, noting that it will be billed separately. This work has traditionally been done by ARK Ecological.

2. Review and Consider Approval of Work Orders, If any

a. Planting Material

Work Orders:

- Jay Circle finger streets juniper removal, backfill rootballs, plant shrubs, redo irrigation and install mulch - \$6,812
- Sunset Park, sod and cut down tree (July) - \$1,453
- Various Locations, Western Red Cedar Mulch 50 cubic yards - \$5,120
- Orchard Native Area, juniper removal, new planting & mulch - \$950

Following discussion about the Work Orders and 2016 budget, Director LaPan moved and Director Hobart seconded to approve the Work Orders. The motion passed unanimously.

b. Other

Vole activity in the District's Open Space tracts was discussed. BMD will monitor the situation, and has no plans to take action on vole activity in the native areas.

B. Davey Tree

1. Update on Landscape Maintenance - None

2. Review and Consider approval of Work Orders, If Any - None

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C. ARK Ecological

1. Update on Natural Area Maintenance: ARK has reported running late in their intended scheduled maintenance.
2. Review and Consider Approval of Work Orders
  - i. Isthmus Park West, Thistle Management

Designscapes has mowed this area, and a work order was provided by ARK Ecological. The Board discussed long term options for this area and Director LaPan noted that for the second year in a row he has been disappointed with the performance by ARK and wants to discuss this contract as part of the 2017 budget discussions.

Following additional discussion, Director LaPan moved and Director Korte seconded a motion for Designscapes to perform the application now. The motion was approved. No second application is planned.

3. Other

None.

Management  
Items

A. 2016 Capital Projects

1. Proposal from Rose Asphalt for Patch Work at Sunset Park

Director Dougherty moved, and Director Korte seconded the approval of the proposal with a not to exceed amount of \$15,000. The motion passed unanimously.

2. Proposal for Fence Repairs

After review and discussion, Director Korte moved and Director Hobart seconded a motion awarding the contract to Homestead Painting and authorizing Mr. Reid to finalize the scope of services. The passed unanimously. In addition, plans for 2017 will be discussed with Homestead. Communication about the project will commence with the Grant Ranch and Poppy Hills HOAs.

3. Update on Concrete Project

Director LaPan presented the 2016 concrete project. Mr. Reid will bring a proposal to next month's meeting from Safe Sidewalks, the contractor used by the HOA for their 2016 concrete project.

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4. Other – None

B. Review of Maps

President Dougherty, Directors LaPan and Hobart, and Mr. Reid reviewed hard copies of various maps held by CLA and made determinations about which maps to digitize, and which could be destroyed.

C. Other - None

Director Matters

The Board discussed the port-a-potty services provided by United Site Services and requested Mr. Reid to address these problems and/or bring options back to the Board for consideration

Other Business

Confirm Quorum for Next Board Meeting – September 13, 2016 at 4:30 p.m.

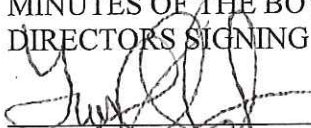
The Board confirmed a quorum for the next Regular Board Meeting scheduled for Tuesday, September 13, 2016 at 4:30 p.m.

Adjournment As there was no further business, the Board adjourned the meeting at 5:34 p.m.

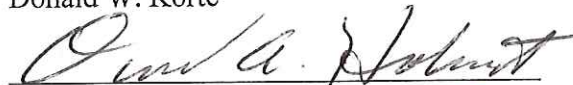
Respectfully submitted,

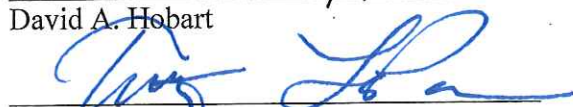
By Reid  
Secretary for the Meeting

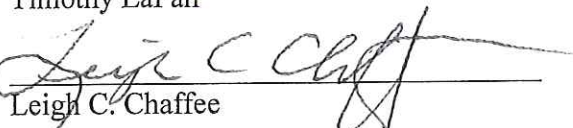
THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 9, 2016 MINUTES OF THE BOWLES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW.

  
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Thomas Dougherty

Donald W. Korte

  
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David A. Hobart

  
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Timothy LaPan

  
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Leigh C. Chaffee