

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
SEPTEMBER 11, 2018**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, September 11, 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 (via phone)
Donald W. Korte
Leigh C. Chaffee
Timothy LaPan
David Hobart

Also in attendance were:

Mike Cowen; Grant Water & Sanitation District (GWSD)
Rod Curry; Resident
Paul LeFever, Grant Ranch Master HOA
Lori Huffman; MSI
Melissa Hurich and Rob Massengale; Colorado Designscapes, Inc.
Chuck Reid and Paige Cipperly; 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 Hobart moved and Director LaPan seconded approval of the agenda. The motion passed unanimously.

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Review and Approval of the August 14, 2018 Regular Board Meeting Minutes

Following discussion, Director Hobart moved and Director LaPan seconded approval of the August 14, 2018 Regular Board Meeting Minutes as presented. The motion passed unanimously.

Review and Accept July 31, 2018 Unaudited Financial Statements

The Board reviewed the July 31, 2018 Unaudited Financial Statements. Following discussion, Director Dougherty moved and Director LaPan seconded the acceptance of the July 31, 2018 Unaudited Financial Statements as presented. The motion passed.

Review and Approve Current Claims

Following review and discussion, including information about work done by Bill Ruzzo related to the Blue Heron Park pond, Director LaPan moved and Director Chaffee seconded approval of the current claims. The motion passed unanimously.

Other

Mr. LeFever, Judy Simonson (GWSD District Manager) and Mr. Reid would like to have a dinner recognizing the work done by the Grant Ranch Master Homeowner Association Board, the GWSD Board, and the BMD Board on October 18th.

Mr. Reid introduced Paige Cipperly, an intern at CLA, to the Board.

Community Matters

A. Other

Mr. LeFever noted that “Wing Stop” has sandwich board signage at the Roundabout. Mr. Reid will follow-up with the restaurant.

Mr. LeFever reported Grant Ranch Master HOA will be completing their final weed control spraying for the season next month.

Operations Updates and Action Items

A. Designscapes

1. Work Orders (2018 Work Order Summary)

The work order summary sheet was reviewed.

2. BMD Enhancements & Proposals

Designscapes is planting material in the new Roundabout, and is also repairing damage done by vehicles, to the already planted landscaping.

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3. Blue Heron Bollards

Following review and discussion of a work order to improve and lock the access to Blue Heron Park and easements used by GWSD and other contractors, Director Chaffee moved and Director Korte seconded approval of the Blue Heron Bollard Work Order, subject to verification of distance with Grant Ranch Water & Sanitation District as well as an upgrade to the bollards. Mr. LaPan will provide bollard options for the project from Keystone Design.

Turf damage on the Blue Heron Park south sidewalk was discussed, and Designsapes reported no damage was done to the irrigation. Mr. Cowan stated GWSD will pay for the damage and Designsapes will do the work.

Extending the timeframe for GWSD's temporary access easement in Blue Heron Park was discussed, as was improving the area at the south entrance to the Blue Heron Park north path so that less damage is done by vehicles driving through this area. The Board directed that information about installing a soil/turf structure geogrid be brought back for consideration and requested the GWSD/BMD Easements' Committee consider and bring back a recommendation on extending the easement timeframe.

B. Davey Tree Update

The Lumley's trees will be removed and replaced in the next few weeks.

C. JOATA Solutions Update

It was noted that there were not any violations in 2018. Over the next few months, BMD will begin discussing the water quality monitoring requirements with the Town of Bow Mar.

D. 2018 Fence Projects Update

1. General Projects (Homestead Painting)

Homestead Paining is working on getting the fences stained. Homeowners will be responsible for clearing brush away from their fences.

E. 2018 Concrete Project Update

1. Blue Heron Park – intersection widening

The 2018 Concrete project is underway and the Board considered a proposal to widen the entrance to the Blue Heron Park north path. As discussed above, the Board wants information about geogrids at this location before making any decisions.

F. Bowles Reservoir Company (BRC) Ditch Clean-Up

The Board discussed the BRC's response to BMD's request for removal of ditch debris after BRC cleans-up the ditch; to which BRC responded that this is not their responsibility. Director Dougherty will bring this matter up to the BRC in his role as a BRC Board Member.

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- G. Resolution 2018-09-01, Regarding Homeowner Staining of BMD Fencing
The Board considered Resolution 2018-09-01, Regarding Homeowner Staining of BMD Fencing, which is intended to align BMD's policy regarding staining the "inside" (i.e. backyard facing) of fences to that of the Grant Ranch Master HOA, who recently made staining of the inside of fences a homeowner responsibility. Following review and discussion, Director LaPan moved and Director Hobart seconded adoption of Resolution 2018-09-01, Regarding Homeowner Staining of BMD Fencing. The motion passed.
- H. Other – None.

Legal
Matters

- A. None.

Directors
Matters

- A. Blue Heron Park: GWSD Easements
This item was discussed earlier in the meeting.
- B. Confirm Quorum for Next Board Meeting – October 9, 2018 at 4:30 p.m.
The Board confirmed a quorum for the next Regular Board Meeting scheduled for Tuesday, October 9, 2018 at 4:30 p.m.
- C. Other
Director LaPan requested an update regarding the Waste Management dump-truck fire that happened in the Sunset Park parking lot. It was noted that no follow-up was required and there was no apparent damage to the parking lot.
- Director Chaffee inquired about whether or not the Bowles Reservoir is being lowered: President Dougherty and Mr. LeFever confirmed that the level is lower, due to downstream calls on water shares.
- Director Dougherty requested a proposal for wood chip replacement in Sunset Park, near the playground port-a-potty.

Adjournment

As there was no further business, the Board adjourned the meeting at 5:17 p.m.

Respectfully submitted,

By CRaid
Secretary for the Meeting