

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD OCTOBER 13, 2020**

A special meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, October 13, 2020, at 4:30 p.m. This meeting was held in person and via Conference Call. The meeting was held at The Village Center – 7255 W. Grant Blvd., Littleton, CO 80123 and via Microsoft Teams. The meeting was open to the public.

In attendance were Directors:

Don Korte
Leigh Chaffee
Timothy LaPan
Thomas Dougherty

Also in attendance were:

Paul LeFever; Grant Ranch Master HOA
Andrew Williams; CliftonLarsonAllen LLP
Rob Massengale, Justin Ketner, Johnny Jimenez; Designsapes
Taylor Goertz; IMEG Corp.
Residents: Karen LeFever, Jared Boswell and Jerry

Administrative
Matters

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

Director Chaffee 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 via Conference Call due to concerns of spreading the Corona Virus (COVID-19) and that notices for this meeting were posted pursuant to statute.

Approval of Agenda

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

September 8, 2020 Special Board Meeting Minutes

Following review and discussion, Director Korte moved and Director Dougherty seconded approval of the September 8, 2020 Special Board Meeting Minutes as presented. The motion passed unanimously.

Current Claims and Ratify Previous Claims

Mr. Williams reviewed the current claims with the Board. Following review and discussion, Director Dougherty moved and Director LaPan seconded approval of the current claims and ratification of previous claims. The motion passed unanimously.

RECORD OF PROCEEDINGS

August 31, 2020 Financial Statements

Mr. Williams reviewed the August 31, 2020 Financial Statements with the Board. Following review and discussion, Director Dougherty moved and Director Chaffee seconded approval of the August 31, 2020 Financial Statements. The motion passed unanimously.

Acknowledge Receipt of 2021 Draft Budget

The Board acknowledged receipt of the 2021 Draft Budget.

Other – None.

Community

Matters

Resident Mrs. LeFever returned to the Board to discuss the Basketball Courts and the District policies. Mr. Williams updated the Board and Mrs. LeFever on the status of security bids. Mr. Williams noted that the service area was too small to receive quotes from the two companies that responded to Mr. Williams request for proposals.

The Board asked Mr. Williams to work with Mr. LeFever on a security bid for the District.

Mr. Lefever discussed the costs of water and asked the Board if there will be any changes for 2021. The Board stated that there are no planned changes to the water rate at this time.

Operations

Updates and

Action Items

A. Designscapes

1. General Update

The Designscapes team reported that they were cleaning up from a recent wind storm. And noted that irrigation was being further dialed down to two days a week for turf and once a week for native. Planned system blow out of November 9th.

Will be cutting back sumacs at the end of October.

2. Work Orders

a. 2020 Work Order Summary (to be provided by Designscapes)

There were no work orders.

B. Davey Tree

1. 2020 Tree Pruning Work Update

None.

Management

Matters

A. Blue Heron Park Dredging Project

Mr. Goertz presented the results of the bidding for the Pond Dredging project. Three contractors were contacted and two submitted their bids. The two bidders were AFAB Contractors and American Eagle Civil, Inc.

RECORD OF PROCEEDINGS

Mr. Goertz recommended that the District move forward with AFAB contractor's with a reserve of \$50,000 for the rehab of the concrete trail. The project team will review and document their conditions before starting the work. IMEG will be preparing a grading and erosion control plan for submittal to the County. Turf restoration will take place in the spring and concrete restoration can be completed over the winter.

B October 1, 2020 Irrigation Meter Reading (Handout)

Mr. Williams discussed the District's total water usage with the Board.

C. Dicuss Noxious Weed Abatement in the District

Jared Boswell and Jerry from the HOA presented to the Board a plan to address the invasive weed Milfoil, which has grown unabated along the shores of the Reservoir. The growth of the weed has begun to impair the use of the lake. The HOA is requesting the Board to partner with them in sending a letter asking the Bowles Reservoir Company for approval to rototill the banks of the lake to help address the weeds.

After discussion, the Board was in favor of partnering with the HOA to support this effort. Director Dougherty agreed to sign the letter.

D. Discussion of District Trees with the HOA

The HOA discussed the health of the tree canopy in the Bowles Metro District. The HOA would like to collaborate with the District on the maintenance of the trees and tree canopy. The HOA asked to change the November pruning to June in order to allow trees to leaf out and to identify dead material. The HOA asked the District to look into moving from synthetic to organic or natural treatments for tree fertilization.

Board directed Mr. Williams to discuss tree fertilization with Davey and to look into methods available for improving soil quality and request that Davey Tree attend the next Board meeting.

The HOA is inviting their consulting arborist, Mark James to attend the next Board meeting to discuss his findings and methods with Davey.

The Board deferred approval regarding tree pruning change from November to June. The Board requested staff to ass this item for discussion on the December Agenda in order to give Davey an opportunity to weigh in.

E. Review of Bond Refinancing Discussions

The Board deferred the Bond refinance discussion and requested staff invite DA Davidson to the December meeting for further discussion.

F. Review Ongoing District Fence Projects

Mr. Williams reviewed the ongoing District Fence Projects. The Board directed staff to send a letter to homeowners regarding the damaged fence gates and the homeowner maintenance responsibilities.

The Board directed Mr. Williams to send a letter to the homeowners who have altered the Districts fence along Mary's Meadow, noting the homeowner is responsible for the repair of the rod iron fence. The entire section will need to be repaired and or replaced and will be at the full cost of the homeowner.

RECORD OF PROCEEDINGS

G. Discuss Shade Sails Service Proposal

Mr. Williams reviewed a proposal for services from American Awning for an annual cost of \$650 for the 2020-2021 winter season. Following review and discussion, Director Dougherty moved and Director Korte seconded approval of the proposal for services from American Awning for an annual cost of \$650 for the 2020-2021 winter season. The motion passed unanimously.

H. Discuss using Bill.com for Invoice Approval

The Board requested additional clarification before approving Bill.com for invoicing, noting the amount of approvers was unclear, how the District would withhold payment until after the invoices are approved at the Board meetings, and lastly how the service is paid for.

Legal Matters

A. Other – None.

Director Matters

A. Discuss Vacant Board Seat

Board asked for the vacancy to be published in the Districts newsletter to allow more people to submit interest in the vacant seat. The Board discussed that there was no immediate need to replace the seat.

B. Lolly Park Tree Health

Director Chaffee discussed the decline of the health of the Lolly Park trees, requesting that Davey Tree inspect the tree health in the area and cut down the nearly dead spruce. The Board also requested for Davey to inspect the irrigation for redundancy's in the park, noting that the Park is constantly saturated and that is impacting the tree health. The Board requested that Designscares put together a proposal to refresh the flower bed in addition to new shrubs to replace the trees.

C. Confirm Quorum for Next Board Meeting 2021 Budget Public Hearing – November 10, 2020 at 4:30 p.m.

The Board confirmed a quorum for the next Board meeting/ Budget Public Hearing, scheduled for November 10, 2020 at 4:30 p.m.

D. Other –

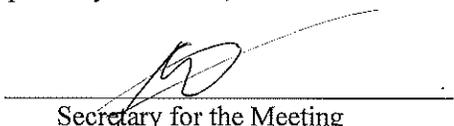
The Board requested an update on the District ESRI mapping system and a discussion item on the December Agenda to officially rename Lolly Park to either Hobart Park or David Hobart Park

Adjournment

As there was no further business, upon a motion duly made by Director Chaffee, seconded by Director Korte, the Board adjourned the meeting at 6:00 p.m.

Respectfully submitted,

By _____


Secretary for the Meeting