

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD MARCH 10, 2020**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, March 10, 2020, 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
Don Korte
Leigh Chaffee
Timothy LaPan
David Hobart

Also in attendance were:

Marlin Hadley, Norm Goodan, John Whitehill; Residents
Paul Lefever; Grant Ranch Master HOA
Taylor Goertz; IMEG
Derek Fox; Davey Tree
Rob Massengale and Justin Ketner; Colorado Designscapes, Inc.
Lori Huffman; MSI
Nicki Simonson; Grant Water & Sanitation District (GWSD)
Pat Shannon, Lisa Johnson and Andrew Williams; 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 review and discussion, Director Korte moved and Director Chaffee seconded approval of the agenda. The motion passed unanimously.

Review and Approval of the February 11, 2020 Regular Board Meeting Minutes and the February 24, 2020 Special Meeting Minutes

Following review and discussion, Director LaPan moved and Director Dougherty seconded approval of the February 11, 2020 Regular Board Meeting Minutes and the February 24, 2020 Special Meeting Minutes as presented. The motion passed unanimously.

RECORD OF PROCEEDINGS

Review and Approve Current Claims and Ratify Previous Claims

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

Review and Approve January 31, 2019 Financial Statements

Mr. Williams reviewed the January 31, 2019 financial statements. Following review and discussion, Director Korte moved and Director LaPan seconded acceptance of the January 31, 2019 Financial Statements. The motion passed unanimously.

Other

Director LaPan asked that the Board and Management team research long-term solutions for Isthmus Park, including a tree replacement program to replace aging cottonwoods to protect wildlife habitats in the area. The Board moved to explore this option and begin working to create a tree replacement program. DK/TD

Director Chaffee asked that the Board moved to officially close the Bird Sanctuary at Isthmus Park to the public based off public input received at the 02/24 community meeting. DK/TD

The Board asked Management team about missing payments to the Board. The Management team will follow up on this item and have checks prepared before next Board meeting.

Community Matters

Other

Mr. Hadley discussed ongoing maintenance of the Districts wall along Bowles. He asked for permission from the Board to continue maintaining the areas. Mr. Hadley also discussed creating a comprehensive planting plan for all of the districts white walls and fences. Mr. Hadley introduced Norm Gooden, the new Poppy Hills Plantings, Buildings, and Grounds Committee Chairman.

Mr. Gooden introduced himself and informed the Board of his work with Mr. Hadley on creating a comprehensive planting plan for the districts white walls and fences. The Board asked that Mr. Gooden coordinate with Director LaPan for the project. The Board moved to approve the ongoing maintenance of the fence until rescinded. Director Dougherty moved and Director Chaffee seconded the approval of the ongoing maintenance of the fence. The motion passed unanimously.

Mr. Whitehill discussed a recent event where a police cruiser drove through the green space in Blue Heron Park and asked an update regarding the Blue Heron Park Fence Rail project.

Ms. Huffman discussed the broken fence near Isthmus Park with the Board. The Board noted that the broken fence would be discussed later in the meeting.

Operations Updates and Action Items

A. Designscapes

1. General Update

Mr. Massengale provided a maintenance schedule to the Board detailing their upcoming work in the District. Designscapes will address the broken doggie bag dispenser in Blue Heron Park.

RECORD OF PROCEEDINGS

2. Work Orders

a. 2020 work order summary (to be provided by Designsapces)

Mr. Massengale provided an overview of the upcoming 2020 work order summaries.

b. Update planting beds in Tracts N1 & C2 from mulch to rock(enclosed)

Director LaPan and Mr. Massengale discussed a proposal to change the mulched areas to rock in Tract C2 and N1. Designsapces will redo proposal and break out work to be done along Ingalls to West Prentice. Director LaPan moved, Director Chaffee seconded the approval of changing out the mulch to rock in in the landscape in tracts N1 & C2, not to exceed the amount of \$40,000.00.

c. Other

The Board asked Designsapces to cut the baseball field as low as possible and extend the outfield. Designsapces was also asked to put extra bags of sand in the batters boxes to help reduce muddiness in the area.

B. Davey Tree

1. Other

Mr. Fox provided an update on Davey Trees work in the District. Mr. Fox accepted responsibility for the damaged sod due to work in the district. Davey Tree has agreed to reduce their contract amount by the total cost of the sod replacement. Designsapces will repair the sod and bill the district for the work.

Davey Tree has completed the 2020 deep root fertilization, Ips Beetle and Emerald Ash Borer treatments, and is now pruning cottonwoods in the district. The Board instructed Davey tree to evaluate the health of a cottonwood in the districts greenbelt.

C. Other - None.

Management Matters

A. Manager's Memo

1. Lolly Park Improvements (enclosed)

Director LaPan asked that the shade sails be reconfigured to reduce visibility for the eastern and western neighbors of the park.

2. Blue Heron Park Railing Replacement

Homestead has currently finished their fence-painting project and will then move to replace the fence railing in Blue Heron Park.

3. Blue Heron Park Dredging Project

Mr. Williams discussed the upcoming project and the estimated costs for the Pond Dredging. Based on estimates provided by Mile High Flood District.

Following review and discussion Director Dougherty moved to approve IMGs proposal for Project Management for the Blue Heron Park Dredging project. Director Korte seconded the motion, the motion passed unanimously approved.

RECORD OF PROCEEDINGS

4. 2020 Fence Project
Mr. Williams provided an update for the 2020 Fence project, which is expected to be completed in late March.
5. Esri Mapping Project
Mr. Williams updated the Board on the Esri mapping project and gave an overview of the link provided to the Board in an earlier email. The Board asked the management team to set up the HOA boundaries for the district.
6. GWSD Easement Document (to be distributed)
Mr. Williams provided an overview of the document. Ms. Simonson asked for a copy to be sent to GWSD to discuss at upcoming Board meeting.
7. Water Rights Monitoring (enclosed)
Mr. Williams updated that the Management team has filed statements of opposition for the Water Rights applications and will be working with Mr. Forman of Brownstein Hyatt Farber Schreck through the water court opposition process.

B. Review and Consider Approval of CliftonLarsonAllen's 2020 Management Engagement Letter (enclosed)

Mr. Shannon reviewed the Management Engagement letter with CliftonLarsonAllen LLP with the Board. Following review and discussion, Director Korte moved and Director Dougherty seconded. The motion passed unanimously.

Legal
Matters

- A. Other - None

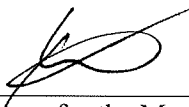
Directors
Matters

- A. Confirm Quorum for Next Regular Board Meeting April 14, 2020 at 4:30 p.m.
The Board confirmed a quorum for the Next Regular Board Meeting scheduled for Tuesday, April 14, 2020 at 4:30 p.m.

Adjournment

As there was no further business, the Board adjourned the meeting at 5:48 p.m.

Respectfully submitted,

By 
Secretary for the Meeting