

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD MAY 12, 2020**

A special meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, May 12, 2020, at 4:30 p.m. This meeting was held via Conference Call. 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:

Paul Lefever; Grant Ranch Master HOA
Lisa Johnson and Andrew Williams; CliftonLarsonAllen LLP
Rob Massengale; Designscales

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 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 Chaffee moved and Director Hobart seconded approval of the agenda with the addition of the ratification of the Rocky Mountain Recreation proposal for additional bench replacement pieces in Lolly Park. The motion passed with Director Dougherty abstaining.

Review and Approval of the April 14, 2020 Regular Board Meeting Minutes

Director Chaffee asked staff to update the April 14, 2020 Meeting Minutes to reflect that on item C. Directors Matters that Director Chaffee presented and not Director Dougherty. Following review and discussion, Director Korte moved and Director Chaffee seconded approval of the April 14, 2020 Regular Board Meeting Minutes as amended. The motion passed unanimously.

Review and Approve Current Claims and Ratify Previous Claims

Mr. Williams reviewed the Current Claims with the Board. The Board requested management to continue to monitor the Water Rights Objection and to provide an update at the June Board Meeting in addition to asking Mr. Williams to have a claims list on hand. Following review and discussion, Director Korte moved and Director Chaffee seconded approval of the current claims and ratification of previous claims. The motion passed unanimously.

RECORD OF PROCEEDINGS

Review and Approve March 31, 2020 Financial Statements

Mr. Williams reviewed the March 31, 2020 Financial Statements. The Board requested that the Management team continue to monitor any action from the State on Property tax collections. Following review and discussion, Director Dougherty moved and Director Korte seconded acceptance of the March 31, 2020 Financial Statements. The motion passed unanimously.

Other - None

Community Matters

Other

Mr. Lefever reported that the Dandelions are getting extensive in District landscaping tracts. Designscares already has this area on the schedule to address. Mr. Ketner with Designscares will be spraying the area on May 13.

Mr. Lefever noted that there are issues with the sprinklers not turning off in Sunset Park. Mr. Massengale noted that there may be debris in the pipe, which would hold diaphragms open.

CLA staff and Designscares will coordinate efforts to discourage use of District basketball courts, during COVID-19 restrictions.

Operations Updates and Action Items

A. Designscapes

1. General Update

Mr. Massengale provided a general update to the Board, noting that Native tracts have been mowed and rock work has been completed at Jay Circle. Director Chaffee asked about plant beds in Lolly Park. Mr. Massengale reported that a proposal for mulch was forthcoming.

Director LaPan noted several observations in the District regarding landscaping. Mr. Massangale took note of these observations and will coordinate the repairs needed.

Director LaPan will meet with Mr. Massengale to discuss Marlin Hadley's 5-year plan for streetscapes. Mr. Massengale noted that he has provided a rendering of different samples with plant material, adding that he will email renderings to Director LaPan.

2. Work Orders

- a. 2020 work order summary (to be provided by Designscapes)
- b. Other – None.

B. Davey Tree

1. Other

Mr. Williams provided the Board with an update. Work continues as scheduled.

C. Other - None.

RECORD OF PROCEEDINGS

Management

Matters

A. Manager's Memo

Mr. Williams presented the Managers Memo, noting that the bench replacement parts for Lolly Park are on order and scheduled to ship on May 27th. Shade sails are scheduled to be installed week of May 18th. Mr. Williams will be scheduling a final walk-through with Homestead as soon as both parties are available, noting that railing replacement and fence staining will be completed this week.

B. Discuss and Consider Approval of Fence Proposal from Homestead for misc. fence repairs throughout the District

Mr. Williams presented and reviewed the Fence Proposal from Homestead. Following discussion, Director Chaffee moved and Director Dougherty seconded approval of the Fence Proposal from Homestead for misc. fence repairs throughout the District. The motion passed unanimously.

C. Discuss Isthmus Park Improvements

Mr. Williams reported that he recently received a request from a resident regarding screening/shielding the pump house as well as a few other concerns. The Board discussed and determined to hold off on any improvements at this time. Director LaPan asked if Designsapes will mow the center section of Isthmus Park and leave perimeter in a more natural state. Deisgnscapes will look into shrub plantings in the island at the entrance.

Legal

Matters

A. Review and Consider Approval of Addendum to Cost Sharing Agreement by and between Grant Properties I, LLP ("GPI"), Camden, Bowles Metropolitan District ("District"), and The Joseph W. Bowles Reservoir Company ("JWBRC") regarding the Pumphouse

Director Dougherty provided an overview of the Addendum, noting that it clarifies the parties involved and reestablishes the previous Agreement with Reservoir Company, Camden Apartments, and Bowles Metropolitan District. Following discussion, Director Dougherty moved and Director Chaffee seconded approval of Addendum to Cost Sharing Agreement by and between Grant Properties I, LLP ("GPI"), Camden, Bowles Metropolitan District ("District"), and The Joseph W. Bowles Reservoir Company ("JWBRC") regarding the Pumphouse. The motion passed unanimously.

The Board requested that CLA staff provide monthly reports for water usage. Designsapes to coordinate and provide to CLA.

Directors

Matters

A. Continue discussion regarding contributing and participating in Official Sight Distance Engineering Study with Master HOA and Poppy Hills HOA for safety and traffic concerns, not to exceed 1/3 of the cost - \$3,000

The Board deferred discussion until the next meeting.

B. Confirm Quorum for Next Regular Board Meeting June 9, 2020 at 4:30 p.m.

The Board confirmed a quorum for the Next Regular Board Meeting scheduled for Tuesday, June 9, 2020 at 4:30 p.m.

RECORD OF PROCEEDINGS

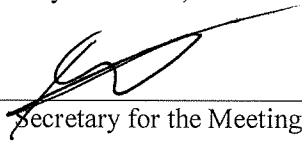
C. Other - None

Adjournment

As there was no further business, the Board adjourned the meeting at 5:53 p.m.

Respectfully submitted,

By

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Secretary for the Meeting