

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MAY 11, 2021

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, May 11, 2021, at 4:30 p.m., at The Village Center, 7255 Grant Ranch Blvd., Littleton, Colorado 80123. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Thomas Dougherty, President
Donald W. Korte, Treasurer
Leigh C. Chaffee, Secretary
Timothy LaPan, Assistant Secretary
Linda Lutz-Ryan, Assistant Secretary

Also, In Attendance Were:

Anna Jones, Nic Carlson and Rebecca Gianarkis; CliftonLarsonAllen LLP ("CLA")
Paul LeFever, Grant Ranch Master HOA Manager
Rob Massengale, Justin Ketner & Johnny Jimenez; Designsapces
Derek Fox; Davey Tree (via telephone)
Nicki Simonson and Justin Meeks; Grant Water & Sanitation District ("GWSD")
Lorne McMillan; Resident at 5350 S. Jay St.
Joyce Jax; Resident at 5350 S. Jay St.
Mike McCreehy; Resident at 5796 S. Depew Circle

ADMINISTRATIVE MATTERS

Call to Order & Agenda: Director Chaffee called the meeting to order at 4:30 p.m.

The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

Potential Conflicts of Interest: There were no conflicts.

Quorum/Confirmation of Meeting Location/Posting of Notice: Ms. Jones confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, it was determined to conduct the meeting at the above-

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stated dated, time and location.

It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Public Comment: Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

Mr. LeFever thanked the Board for working with the residents regarding the basketball court plantings. Mr. LeFever discussed drainage that needs maintenance. He also indicated the HOA will be planting additional trees.

CONSENT AGENDA

Minutes from the April 13, 2021 Special Board Meeting: Following discussion, upon motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the April 13, 2021 Special Board Meeting Minutes, as presented.

Other: None.

FINANCIAL MATTERS

March 31, 2021 Financial Statements: Following discussion, upon a motion duly made by Director Korte, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board accepted the March 31, 2021 Financial Statements.

Claims in the amount of \$18,296.91: Following discussion, upon motion duly made by Director Dougherty, seconded by Director Korte, and upon vote unanimously carried, the Board approved the claims in the amount of \$18,296.91.

Other: None.

MANAGEMENT MATTERS

Operational Updates and Action Items:

Designscapes:

General Update: Mr. Massengale provided a general update to the Board.

Turf Restoration Update Mr. Massengale provided an update to the Board regarding turf restoration.

Proposal for Irrigation Gate Valves for \$37,653.80: Director LaPan reviewed this with the Board. The Board deferred this to the next meeting.

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Proposal for Basketball Area Planting in the amount of \$8,048.00:

Following discussion, upon a motion duly made by Director LaPan, seconded by Director Chafee and, upon vote, unanimously carried, the Board approved the proposal for basketball area planning in the amount of \$8,048.00.

Proposal for Blue Heron Park planting 12' Spruce in the amount of \$2,085.00: Following discussion, this was deferred to the next meeting.

Proposal for lilacs in Tract K behind Hillsboro in the amount of \$615.00: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the proposal for lilacs in Track K behind Hillsboro in the amount of \$615.00.

Proposal for Sunset Park rock for triangular bed in the amount of \$784.00: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the proposal for Sunset Park rock for the triangular bed in an amount not to exceed \$1,000.00.

Proposal for Sunset Park Spring Snow Crabtree plantings in the amount of \$2,543.00: This item was discussed in agenda item K.

Proposal for East Sunset Park planting in the amount of \$2,198.00: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the proposal for East Sunset Park planting in the amount of \$1,198.00.

Proposal for West Sunset Park planting Radiant Crabtree in the amount of \$1,085.00: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal for West Sunset Park planting Radiant Crabtree, in a different location, in the amount of \$1,085.00.

Proposal for South Sunset Park planting in the amount of \$4,911.00: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the proposal for South Sunset Park planting in the amount of \$4,911.00.

Proposal for Sunset parking lot planting in the amount of \$2,521.00: Director LaPan reviewed the island on the west side of Sunset Park.

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Following discussion, upon a motion duly made by Director LaPan, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the proposal for Sunset parking lot planting in the amount of \$2,521.00.

Proposal for roundabout flower planting and Globe Spruce replacement in the amount of \$2,335.00: Director LaPan reviewed the proposal with the Board, noting the spruce should be Globe not Glove. Following discussion, upon a motion duly made by Director LaPan, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the proposal for roundabout flower planting and Globe Spruce replacement in the amount of \$2,335.00.

Discuss South Sunset Park and basketball court tree removal/replacement: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved South Sunset Park and basketball court tree removal/replacement.

Proposed Tree Replacement for 5769 S. Depew Circle: This item was discussed under agenda item H.

Sports Field Mowing: Mr. Massengale reported this has been completed. He will try to cut an additional .5”.

Irrigation Mapping: Mr. Massengale noted that this project is ongoing.

Additional Proposals distributed at meeting:

Removal of mulch and replace with granite in Tracts E, F,G, and H \$16,545.00: Deferred to next meeting.

Removal of mulch and replace with granite in Tracts O, K and I \$33,250.00: Deferred to next meeting.

Davey Tree:

General Update: Mr. Fox provided a general update to the Board.

Proposal for removal of two damaged trees 5795 W. Berry Ave.: \$2,215 and \$4,395: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the proposal for removal of two trees at 5795 W. Berry Ave in the amounts of \$,2,215 and \$2,395, with the cost to be split 50/50 with Grant Ranch Water and Sanitation District.

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Post Packet Proposals:

Proposal for Sunset Park Tree Removal \$935.00: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the proposal for Sunset Park tree removal in the amount of \$935.00.

Proposal for Tree Removal and Stump Grinding in Reflections \$340.00: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the proposal for tree removal and stump grinding in Reflections in the amount of \$340.00.

Homestead Painting Update:

Wrought Iron Fence Update: Mr. Carlson provided the Board with an update regarding the wrought iron fence repairs. Repairs to the wrought iron fence near Mary's Meadow will begin after soil has dried and Homestead can safely access.

Fence Repair Proposals:

5795 W. Berry Ave Option 1: \$660.00; Option 2: \$850.00: Mr. Carlson reviewed with the Board. The Board deferred this item to the next agenda.

540 S. Gray St. \$1,490.00: Mr. Carlson reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director LaPan, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the proposal for 5440 S. Gray Street in the amount of \$1,290.00 noting the fence color must match.

Isthmus Park \$3,290.00: Following discussion, upon a motion duly made by Director LaPan, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved the proposal for Isthmus Park in the amount of \$3,290.00, noting the fence color must match.

Invoice to Ratify: Upon a motion duly made by Director Dougherty, seconded by Director Chaffee and, upon vote, unanimously carried, the Board ratified approval of the invoice for miscellaneous fence repairs in the amount of \$500.00.

Park Update:

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General Update: Mr. Carlson gave a general update.

Park Policy Update: Mr. Carlson reviewed with the Board. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the park policy.

Trash Can and Table Replacement Update: Mr. Carlson provided a report to the Board regarding the trash cans, noting they are ordered and in route. Director LaPan requested that the trash cans be repaired in the play area near Sunset Park and to keep Pear Grove upright. Mr. Massengale indicated Designscares can make the repairs. Mustang Sports Youth Lacrosse Team requested a two-week extension for Heron Park. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Lutz-Ryan and, upon vote, unanimously carried, the Board approved the trash can repairs and two-week extension for Heron Park dependent on turf conditions.

Capital Projects:

Concrete and Asphalt Projects Update: Mr. Carlson provided an update, noting the roundabout needs to be redesigned to deter large trucks. Discussion ensued regarding options for a sign.

Signage Update:

Isthmus Park: Mr. Carlson and Director Lutz-Ryan updated the Board. Director Lutz-Ryan indicated the sign mock-ups will be ready to the next meeting. Director Dougherty asked to review the option to change the signage language from dawn to dusk.

Informational Signs: No report.

Trail Signs: No report.

Other:

Grant Water & Sanitation District Capital Improvement Projects for 2021: Ms. Simonson reported on the Poppy Hills, San Marino Promenade and SW Health Park capital improvements and the Village Center water line replacement.

Discussion Regarding pump House Repairs: Discussion ensued regarding the remote information access. CLA will review the agreement with Arapahoe Pump. It was agreed that a meeting between the Reservoir

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Board and the District Board is needed.

LEGAL MATTERS

Intergovernmental Agreement by and between Bowles Metropolitan District and Grant Water and Sanitation District for removal of plantings and use of joint easement: Director Dougherty indicated he will provide comments in advance of the Easement Committee meeting. Further discussion will ensue at the next meeting.

Director Chaffee reviewed the easement discussion with GWSD and the District held last week.

Director LaPan referenced the International Society of Arborists (ISA) as a guide to determine value, etc.

Director LaPan indicated Davey Tree could value the tress slated from moving and/or removal.

The Board asked to meet again with GWSD Board to have further discussion regarding the trees in the easement.

Other: None.

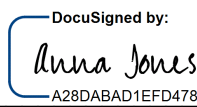
DIRECTOR MATTERS

Quorum for Next Board Meeting: The Board confirmed quorum for the next Board Meeting on June 8, 2021 at 4:30 p.m.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the meeting was adjourned at 5:57 p.m.

Respectfully submitted,

By  Secretary for the Meeting
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Client Number: 011-065171	
Source Envelope:	
Document Pages: 7	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
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Editor Delivery Events	Status	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	6/19/2021 4:58:38 PM
Signing Complete	Security Checked	6/19/2021 4:58:51 PM
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