

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
SEPTEMBER 14, 2021

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, September 14, 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, Assistant 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 Colorado Inc.
Derek Fox; Davey Tree
John Whitehill; Resident
Al Chernosky; Resident
Lisa Disaverio; Resident
Craig Ewing; Resident
Carolyn Alexander; Resident
Charlotte Kellner; Resident
Mia Lupo; Resident
Sarah Kellner; Resident
Meredith Lupo; Resident

ADMINISTRATIVE MATTERS

Call to Order & Agenda: The meeting was called 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 presented.

Potential Conflicts of Interest: There were no additional conflicts of interest disclosed.

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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-stated date, 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.

Minutes from the August 10, 2021 Regular Board Meeting: Following review, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon a vote, unanimously carried, the Board approved the Minutes from the August 10, 2021 Regular Board Meeting as presented.

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.

Resident John Whitehill addressed the Board regarding detention pond maintenance and algae bloom. The Board discussed.

Resident Al Chernosky asked the Board about Blue Heron Park, specifically about the truck ruts in the park, trimming the trees on the South and East sides of Blue Heron Park, the cattails obstructing the view from the park, the fish disappearing, and provided a suggestion to install gates to deter trash at outlets.

Resident Lisa Disaverio asked the Board about the sidewalk around Blue Heron Park.

Resident Craig Ewing mentioned signage advancing leash laws and regulations regarding leashing pets.

Resident Carolyn Alexander discussed Isthmus Park and advocated for general upkeep in the park.

Resident Mia Lupo, a Girl Scout, addressed the Board with ideas about how to improve signage at Isthmus Park. Director Lutz-Ryan addressed the plans for the new signage and asked the Girl Scout Troop for volunteer help. The troop discussed bird feeders and bird houses. Mr. LeFever indicated Home Depot might be willing to partner with the District to help with the project.

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Mr. LeFever indicated that the tire ruts near the fence were from a vehicle accident that caused damage to the fence and two trees. He noted he will work with homeowners to repair the damage at 5393 S. Highland Way. Mr. LeFever indicated that the gate is the homeowner's responsibility. He suggested Mr. Carlson walk the fence with the Homestead crew to identify broken posts and rails. It was also noted that the driver is known and insured, and he will file the claim with insurance. Mr. LeFever also mentioned that at the gazebo, the deck and general structure need to be replaced with a composite material. CLA will reach out to a contractor to get the work started. Mr. LeFever also noted six trees need trimming and that he would like this done in 2022.

FINANCIAL MATTERS

Claims in the amount of \$98,110.35: Following discussion, upon a motion duly made by Director Chaffee, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the Claims totaling \$98,110.35.

Other: None.

MANAGEMENT MATTERS

Operational Updates and Action Items:

Pond Management:

EcoResource Solutions Inc. proposal for pond management in the amount not to exceed \$6,142.75 for 2021 and \$10,511.89 for 2022: Mr. Carlson reviewed the 2021 and 2022 proposals. Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Chaffee and, upon vote, unanimously carried, the Board determined to begin work the Pond Management work subject to confirmation that cattails are being addressed.

Landscape:

Work Order Summary: Mr. Massengale reviewed the proposals he provided to the Board. Mr. Jimenez reported that they have started aeration and will be fertilizing in the next.

Director Dougherty requested CLA work with the City of Lakewood to create signage that indicates vehicle limitations at the roundabout. Director LaPan discussed concreting in boulders with rebar anchors.

Irrigation Mapping: Director LaPan indicated there is progress with field-verifying the gate valves and overall irrigation system. He also noted a budget should be developed for constructing a new and updated system.

Hydro Systems KDI Proposal: This was addressed in the Irrigation Mapping section.

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Installation of Trees to Conceal the Denver Water Outlet Facility:

Director LaPan noted that he would like to see an herbicide and a pre-emergent applied in the non-native areas in Isthmus Park. He also mentioned the tree pruning in Isthmus Park needs to be considered as well as tree plantings, specifically plain Cottonwoods, and succession planning for the bird habitat.

The Board agreed to inspect Isthmus Park and determine maintenance needs.

Director LaPan noted that he will work on identifying where a split rail fence can go. The Board directed CLA to request CDR Construction LLC replace the railing and decking with composite material.

The Board also requested CLA research pouring a concrete sidewalk from the end of the walkway to the gazebo and to the bottom of the hill going east.

Mr. LeFever indicated that the Grant Ranch Master HOA could help manage Isthmus Park maintenance efforts.

Invoice from Designsapces for Repair at Roundabout on West Grant

Ranch Boulevard: Following discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the invoice from Designsapces for repairs at the roundabout on West Grant Ranch Boulevard in the amount of \$2,024.18.

Roundabout Agreement and Maintenance: This item was previously discussed.

Davey Tree:

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

Proposal for Stump Grinding Behind Tapestry Monument Sign in the amount of \$270.00: Mr. Fox reviewed the proposal for stump grinding 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 Davey Tree proposal for stump grinding behind the Tapestry monument sign in the amount of \$270.00.

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The Board discussed maintenance on the south and east side of Blue Heron Park inlets. The Board also requested Davey Tree provide a proposal for 2022 for their review at the October Board meeting.

Homestead Painting Update:

Wrought Iron Fence Update: Mr. Carlson provided the Board with an update noting that everything is complete. The Board directed CLA to confirm the ownership of the fence near Isthmus Park.

Fence Repair Proposals:

Fence Replacement at Vista Park and Bordering Poppy Hills HOA in the amount of \$695.00: Mr. Carlson reviewed the proposal 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 Homestead Painting proposal for fence replacement at Vista Park in the amount of \$695.00.

Fence Replacement along Park in the amount of \$570.00: Mr. Carlson reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Homestead Painting proposal for fence replacement along the park in the amount of \$570.00.

Park Update:

General Update: Mr. Carlson noted the issue with the RV in the park has been resolved.

Proposal to Replace Barbeques: The Board discussed installing concrete pads and bolted barbeques. The Board determined to approve the installation of two concrete slabs in an amount not to exceed \$250 and requested CLA to provide additional information at the October Board meeting.

Signage Update:

Isthmus Park Informational Signs: The Board discussed citing the statute and website on the signs. Director Lutz-Ryan reviewed font sizes for the signage with the Board. Director Lutz-Ryan will work with the consultant to create the sign size and anticipates it will cost \$1,600.00 for two signs. Mr. Carlson provided additional information regarding the costs, noting the signs may be aluminum, one-sided or vinyl with laminate

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finish.

Resolution Approving Park Rules and Regulations: Directors Dougherty, Lutz-Ryan and LaPan will determine the locations to install the signs and discussed wood with composite sleeves.

Following review, upon a motion duly made by Director Chaffee, seconded by Director Dougherty and, upon vote, unanimously carried, the Board adopted the Resolution Approving Park Rules and Regulations.

Recommendations from Committee Regarding updated Park Language: Following discussion, upon a motion duly made by Director Dougherty, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the park language as amended to cite the statute and website.

Purchasing Copyrights for Images from Waterford Press in the amount not to exceed \$500.00: Director Lutz-Ryan reviewed this request 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 purchasing copyrights for images from Waterford Press in an amount not to exceed \$500.00.

Other:

Water Monitoring Box Damaged by Tree: Mr. Carlson provided an update to the Board, noting replacement materials have been ordered and EcoResource Solutions will install them.

2022 Budget Workshop: Ms. Jones reviewed the 2022 Budget season schedule. Following discussion, the Board determined to hold a budget workshop between the October and November Board meetings. The Board requested John Simmons be in attendance.

Girl Scout Request: This item was previously discussed under Public Comment.

Chavez Services Proposal for Buckled Sidewalk Repairs near 5795 W. Berry Ave.: Mr. Carlson review the proposal with the Board. Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Chavez Services proposal for buckled sidewalk repairs in an amount not to exceed \$7,000.00, subject to final approval by Director LaPan.

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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 Korte indicated he would like to see some revisions to the Agreement such as additional commitment from Grant Ranch Water and Sanitation District, adding a renewal period, and revoking “in perpetuity” language.

Mr. Lefever requested a public discussion regarding trees being removed.

Other: None.

DIRECTOR MATTERS

District Logo: The Board directed Director Lutz-Ryan to work with the designer to incorporate Director LaPan’s suggestions while maintaining the color scheme and font style of the logo designs presented at the meeting.

Quorum for Next Board Meeting: The Board confirmed quorum for the next Board Meeting on October 12, 2021 at 4:30 p.m.

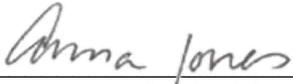
OTHER BUSINESS

None.

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 Korte and, upon vote, unanimously carried, the meeting was adjourned at 6:31 p.m.

Respectfully submitted,

By 
Secretary for the Meeting