

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD  
APRIL 14, 2015**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board”) was duly held Tuesday, April 14, 2015, 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:

Donald W. Korte  
Thomas Dougherty  
Timothy LaPan  
Leigh C. Chaffee

Absent and excused was Director David A. Hobart.

Also in attendance were:

David Peak; CliftonLarsonAllen LLP  
Rob Massengale; Colorado Designscapes  
Lori Huffman; MSI  
Al Sirianni; President of Provence Subdivision HOA  
Gary Dickinson; Resident  
Marlin Hadley; Resident  
Mike Podeyn; Resident

Administrative  
Matters

Call to Order

Director Chaffee called the meeting to order.

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors and 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. Disclosures of potential conflicts of interest were filed with the Secretary of State for Director Dougherty.

Approval of Meeting Location and Posting of Notices

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. It was

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noted that the meeting location is within the District's boundaries and further noted that notices for this meeting were posted pursuant to statute.

### Declaration of Quorum / Approve Agenda

Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board declared a quorum, approved the agenda as presented, and excused the absence of Director Hobart.

### Review and Consider Approval of the March 10, 2015 Regular Board Meeting Minutes

The Board reviewed minutes of the March 10, 2015 regular board meeting. Following discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the minutes of the March 10, 2015 regular meeting as presented.

### Community Issues

#### Items of Discussion with the Community Members in Attendance:

Mr. Sirianni thanked the Board for the quick response and in coordinating the repair of the split rail fence that was completed. Mr. Sirianni indicated the paint was coming off the split rail fence in front of the last building in their development.

Mr. Podeyn and a couple of his neighbors asked about the maintenance of the grass around the pump house and the path leading to it. Designsapes said they would take care of it and will monitor it regularly.

Mr. Podeyn asked about the request from his sub HOA for cost reimbursement for the tree trimming that was done last fall by their contactor. Mr. Peak said the Board had authorized partial payment on the condition that the sub HOA should ask the District first before approving any future maintenance to be reimbursed later.

### Legal Matters

#### Review and Consider Approval of Quit Claim Deeds to the Grant Ranch HOA for Conveyance of the R.O.W. along Jay Circle and Grant Ranch Boulevard, Next to the Regatta Subdivision

Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board approved the Quit Claim Deeds as presented.

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Financial  
Matters

Review and Approve of Claims through March 2015 Totaling \$54,061.50,  
Represented by Check Numbers 7206 through 7218

Following review and discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board approved claims totaling \$54,061.50, represented by check numbers 7206 through 7218, as presented.

Review and Accept Unaudited Financial Statements as of February 28, 2015

Mr. Peak reviewed the unaudited financial statements as of February 28, 2015 with the Board. Following review and discussion, upon a motion duly made by Director Chaffee, seconded by Director Korte and, upon vote, unanimously carried, the Board accepted the unaudited financial statements as presented.

Status of 2014 Audit

Mr. Peak reported that the 2014 audit work was scheduled to start on April 6<sup>th</sup> and a draft may be ready for Board review in May.

Operations and

Maintenance Update on Landscape Maintenance

Mr. Massengale reported to the Board that the fertilization has been done and Mr. Bockh has started turning on the irrigation system. The first mowing should occur the beginning of May.

Director  
Matters

Ruts in Sunset Park

Director LaPan discussed a few items to be addressed within the District:

- He noted that there were ruts in Sunset Park need to be filled in by Designscares.
- Questioned when the split rail fence in Sunset Park is scheduled to be painted this year. Mr. Peak said he would have the contractor turn in a work order.
- There is substantial concrete work that needs to be done at the trail intersection just south of the playground at Sunset Park.
- At the basketball courts, where the half circle of benches are, the plant beds need to be re-done.
- He asked Designscares to provide a work order to install shrubs around the portable restroom at Sunset Park.
- Near the backstop in Sunset Park, there are four or five American Plum trees that need other landscape removed to expose the trees.
- There are some conifer trees that suffered damage from the hard freeze early last fall that need pruning.

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- He will look at some open space tracts that have plant beds that need mulch replaced, more plant material and edging taken out.

Director Chaffee suggested “signage” identifying landscape species throughout the open space would be helpful.

Other

Business

Confirm Quorum for Next Board Meeting – May 12, 2015 at 4:30 p.m.

The Board confirmed a quorum for the next regular board meeting scheduled for Tuesday, May 12, 2015 at 4:30 p.m. Director Chaffee noted that he would be absent from the board meetings in May, June, July, August and September.

Adjournment

Upon a motion duly made by Director Dougherty, seconded by Director Chaffee and, upon vote, unanimously carried, the Board adjourned the meeting at 5:30 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL APRIL 14, 2015 MINUTES OF THE BOWLES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW.

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Thomas Dougherty

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Donald W. Korte

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David A. Hobart

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Timothy LaPan

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Leigh C. Chaffee