

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD  
MAY 13, 2014**

A regular meeting of the Board of Directors of the Bowles Metropolitan District (“Board”) was duly held Tuesday, May 13, 2014, 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:

Leigh C. Chaffee  
David A. Hobart  
Donald Korte  
Thomas Dougherty  
Timothy LaPan

Also in attendance were:

David Peak; CliftonLarsonAllen LLP  
Donna McNulty; Grant Ranch Master Association  
Robert Massengale; Designsapces  
Mike Bockh; Designsapces  
Marci Block; Resident  
Rod Curry; Resident

Administrative  
Matters

Call to Order

Director Chaffee called the meeting to order.

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 and approved the agenda as presented.

Discuss Results of the May 6, 2014 Election

Mr. Peak reported on the results of the May 6, 2014 election. There were not more candidates than open seats on the Board of Directors, therefore the election was cancelled and candidates were deemed elected as follows:

Mr. Korte and Mr. Hobart to 4-year terms  
Mr. Dougherty to a 2-year term

RECORD OF PROCEEDINGS

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Administer Oaths of Office – President Chaffee

President Chaffee administered the Oaths of Office to Directors Donald Korte, David Hobart, and Thomas Dougherty.

Appoint Slate of Officers:

Following discussion, the Board agreed to leave the slate of officers as they are currently:

President:	Leigh C. Chaffee
Treasurer:	Donald W. Korte
Assistant Secretary:	Timothy LaPan
Assistant Secretary:	David A. Hobart
Assistant Secretary:	Thomas Dougherty

Review and Consider Approval of the April 8, 2014 Regular Board Meeting Minutes

The Board reviewed minutes of the April 8, 2014 regular board meeting. Following discussion, upon a motion duly made by Director LaPan, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved the minutes of the April 8, 2014 regular meeting as presented.

Community  
Issues

Ms. Block, resident, inquired why the walk path in Tract O was moved behind their property. The new location affects their privacy. She asked the Board if additional trees could be planted to privatize their property.

The Board explained what caused the path to be moved and took no action on her request for additional trees.

Ms. Block also inquired about the weeds that are growing between her iron fence and her neighbor's to the south of her property. The Board informed her that this was a matter between the two property owners and not under the District's control or responsibility.

Legal  
Matters

None.

Financial  
Matters

Review and Approve Claims through April 2014 Totaling \$52,534.62, Represented by Check Numbers 6993 through 7014

Mr. Peak presented the claims to the Board. 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 April 2014 claims totaling \$52,534.62, represented by check numbers 6993 through 7014.

## RECORD OF PROCEEDINGS

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### Review and Accept Unaudited Financial Statements as of March 31, 2014

Mr. Peak reviewed the unaudited financial statements as of March 31, 2014 with the Board. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Chaffee and, upon vote, unanimously carried, the Board accepted the unaudited financial statements as presented.

### Operations/

#### Maintenance Update on Landscape Maintenance

Mr. Massengale reported that they had turned off the irrigation system last weekend due to freezing weather conditions. Director Hobart reported that the medians along Grant Ranch Boulevard are receiving too much water and asked Mr. Massengale to reduce the amount of watering. Mr. Curry reported that there was a spotting issue in the turf area around the trees and curb areas. Mr. Massengale noted that it might possibly be due to Roundup being sprayed by the previous landscape company last fall around the tree rings. The Board agreed not to add any more mulch to these areas and let the grass eventually grow into the tree rings.

#### Update on Pet Stations and Trash Receptacles

Director LaPan and Mr. Massengale have all the necessary posts and the new pet stations and are ready to install them. Mr. Massengale will contact the playground company with locations to have them install the trash receptacles for the District.

#### Presentation of Master Design Plan for Park Signage / Sean Malone – Norris Design

This item was tabled until the next board meeting.

#### Discuss Water Allocation / Joseph W. Bowles Reservoir Company

The Board discussed the letter from the Bowles Reservoir Company. No action was taken.

Director Chaffee inquired about the seniority of the Reservoir water shares. Mr. Peak assured the Board that their shares entitled them to first rights due to their high seniority. The Board discussed the letter from the Bowles Reservoir Company. No action was taken.

### Director Matters

Director Chaffee asked Mr. Peak to provide a proposal to replace the thorny bushes in Tract D aft the next meeting.

RECORD OF PROCEEDINGS

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Other

Business      Confirm Quorum for Next Board Meeting – June 10, 2014 at 4:30 p.m.

The Board confirmed a quorum for the June 10, 2014 regular board meeting. Mr. Chaffee noted that he would be absent from the June meeting.

Adjournment Upon a motion duly made by Director Chaffee seconded by Director Hobart and, upon vote, unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

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

THESE MINUTES APPROVED AS THE OFFICIAL MAY 13, 2014 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

\_\_\_\_\_  
Timothy LaPan

\_\_\_\_\_  
Leigh Chaffee