

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
JULY 12, 2016**

A regular meeting of the Board of Directors of Bowles Metropolitan District ("Board" or "BMD") was held Tuesday, July 12, 2016, 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
Timothy LaPan
David A. Hobart
Thomas Dougherty

Also in attendance were:

Paul LeFever; Grant Ranch Village Center Manager & Resident
Rod Curry, resident
Rob Massengale and Mike Bockh; Colorado Designscapes, Inc.
Lori Huffman; MSI
Chuck Reid; CliftonLarsonAllen LLP

Administrative
Matters

Call to Order / Disclosure of Conflicts of Interest/Declaration of Quorum

President Dougherty called the meeting to order at 4:31 p.m. and declared a quorum present. Director Chaffee's absence was excused.

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

Approval of Agenda

Following discussion, upon a motion duly made by Director Korte, seconded by Director LaPan, the Board approved the agenda as presented.

RECORD OF PROCEEDINGS

Review and Consider Approval of the June 14, 2016 Regular Board Meeting Minutes

The Board reviewed the minutes of the June 14, 2016 Regular Board Meeting. Following discussion, upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved the minutes of the June 14, 2016 Regular Board Meeting as presented.

Other

It was noted that over the past three weeks United Site Services' missed clean-up and pumping dates for the portable restrooms at Sunset Park and Blue Heron Park. Mr. Reid is following-up with USS on this issue.

Community

Issues

Lori Hoffman noted she received an email from a homeowner regarding voles in Tract I which she forwarded to Mr. Reid. Mr. Reid and Mr. Bockh will investigate and seek direction from the Board.

Mr. LeFever stated that neighbors did not want to have a fence constructed at the basketball courts at Sunset Park; they prefer the noise as opposed to looking at a fence. It was noted that the basketball court could be re-configured for other uses. Other than not constructing a fence, no decisions were made at this time on this matter.

Mr. LeFever also noted that no HOA damage was caused to the irrigation system by Denver Water.

Legal

Matters

None.

Financial

Matters

Review and Accept Unaudited Financial Statements as of May 31, 2016

After presentation, review and discussion, upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board accepted the unaudited financial statements.

Review and Approval of Claims through June 2016

Following review and discussion, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote unanimously carried, the Board approved claims represented by check numbers 7465 through 7482 totaling \$114,872.94 and an autopay payment to Xcel in the amount of \$2,314.42 for a grand total of \$117,187.36.

RECORD OF PROCEEDINGS

Other

None.

Operations and
Maintenance

A. Designscapes

1. Update on Landscape Maintenance

Mr. Bockh noted that the new controllers are installed and final adjustments are being made so that they work correctly. There will be a \$980.00 credit on an upcoming invoice for a remote radio controller that is not needed.

2. Review and Consider Approval of Work Orders, If any

a. Planting Material

A tree removal and replacement Work Order provided by Designscapes was reviewed and modified by the Board. The modifications included cutting the dead trees below grade along Grant Ranch Blvd. between Camden and The Cove and re-seeding these areas – with no tree replacements planned. Following discussion and subject to a revised work order that will be provided by Designscapes, President Dougherty moved and Director Korte seconded a motion approving amended work order. The motion passed.

Mr. Bockh noted that the HOA is replacing edging and removing Junipers at various locations along Grant Ranch Blvd. BMD is responsible for certain areas across the street from the locations where this work is being done and Designscapes will provide a work order to the District to match the work being done by the HOA.

Director LaPan reviewed several sites in BMD that need additional work and recommended using the same or similar plant material as is in the existing sites. The sites included:

- Tract H, O & R (materials needed)
- Orchard Detention Pond, north entry (materials needed)
- The north boundary at Blue Heron Park (grubbing needed)
- Tracts O & N1 near the Heron Estates entrance (trimming needed)

Designscapes will provide a Work Order for these sites.

b. Other

President Dougherty asked about the level of maintenance provided by BMD in the Regatta Neighborhood, near Jack Antonin Park. Following the discussion, the Board directed Designscapes to mow this area.

RECORD OF PROCEEDINGS

B. Davey Tree

1. Update on Landscape Maintenance - None
2. Review and Consider approval of Work Orders, If Any - None

Management
Items

A. Discussion and Direction Regarding Grant Water and Sanitation District Easement Letter

The Board discussed the letter and directed Mr. Reid to draft a letter noting that at this time the Bowles Metropolitan District is not moving forward with a plan. GRWSD needs to identify potential disturbances in the areas.

B. Outstanding Discussion and Direction on 2016 Capital Projects Prioritization

1. The proposal from Rose Asphalt for Patch Work at Sunset Park was not received and will be brought to the next meeting.
2. Fencing
 - a. A Request for Proposal is being finalized the will address repairs across the District, and painting the fencing at Sunset Park and behind Poppy Hills. The RFP will be structured such that the same contractor can plan additional repairs and painting in 2017.
 - b. Homeowner Response to Sunset Park Fence Poll: this item was covered earlier in the meeting.
3. Concrete – Director LaPan will mark the concrete needed to be replaced and Director Hobart will look at the area near the Pumphouse to see if it can be “mud jacked.” A proposal will be requested from the same contractor used by the Grant Ranch Master HOA.
4. Stormwater – No decisions were made at this time.
5. Other
 - The Board discussed signage in the Isthmus Park signage and the possibility of a conceptual park design. No action was taken on this matter.
 - Improvements to the picnic tables at Tract D were discussed. The Board noted that a recreational furniture company did the previous work. Mr. Bockh and Mr. Reid will research options for this area.

C. Mosquito Control Update

Mr. Bockh noted that mosquito treatment will be done on July 13th or 14th at all standing water areas, and that the current contract indicates spraying three times per year and that the mosquito contractor recommends treating every three

RECORD OF PROCEEDINGS

weeks. Following discussion and on a motion made by Director Korte, seconded by Director Dougherty and, upon vote, unanimously carried, the Board approved changing the mosquito treatment to every three weeks.

D. Other

- Mr. Reid and Mr. Bockh are sill working on irrigation data for the water rates analysis;
- The HOA requested and the Board consented to BMD providing a brief synopsis of "BMD Happenings" for the Grant ranch HOA Newsletter.
- Requirements recently sent to BMD and Grant Ranch HOA from Denver Forestry were discussed and it was noted that Mr. Reid, Ms. Hoffman and Mr. LeFever met with the HOA Building and Grounds Committee to discuss the requirements. At this meeting the possibility of BMD and HOA requesting a waiver was discussed. Director LaPan reported that a waiver will not be granted, and that it will work best if BMD and the HOA coordinate with Davey Tree and Denver on how best to implement the requirements.
- Mr. LeFever, Ms. Hoffman and Mr. Reid will schedule a meeting to discuss 2017 budgets and how best to partner on similar projects.

Director
Matters

Directory Korte noted that he had been working with Jon Jung, a homeowner from the Twin Shores Neighborhood (not in BMD, and at the west end of the Isthmus Park) on the issue of thistles in the west end of Isthmus Park. The Board discussed addressing this area, and Mr. LaPan recommended mowing the area and then spraying. Mr. Reid will follow-up with Mr. Jung, Ray Spreger from ARK Environmental and Mr. Bockh to address this issue.

Other
Business

Confirm Quorum for Next Board Meeting – August 9, 2016 at 4:30 p.m.

The Board confirmed a quorum for the next Regular Board Meeting scheduled for Tuesday, August 9, 2016 at 4:30 p.m.

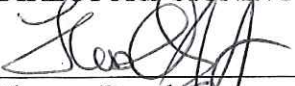
Adjournment As there was no further business, the Board adjourned the meeting at 5:50 p.m.

Respectfully submitted,


By CRid
Secretary for the Meeting

RECORD OF PROCEEDINGS

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 12, 2016
MINUTES OF THE BOWLES METROPOLITAN DISTRICT BY THE BOARD OF
DIRECTORS SIGNING BELOW.



Thomas Dougherty



Donald W. Korte



David A. Hobart



Timothy LaPan

Leigh C. Chaffee