

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD  
FEBRUARY 10, 2009**

A regular meeting of the Board of Directors of the Bowles Metropolitan District was duly held Tuesday, February 10, 2009, 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:

David A. Hobart  
Jack Anttonen  
Donald Korte  
Timothy LaPan  
Jan C. Cranor

Also in attendance were:

David Peak; R.S. Wells LLC  
Cindy Torrey; Grant Ranch HOA  
Michelle Kales; Brownstein Hyatt Farber Schreck, LLP  
Jody Bost; CoCal Landscape  
Pedro Flores; CoCal Landscape

ADMINISTRATIVE  
MATTERS      Agenda

Director Cranor called the meeting to order and declared a quorum. Upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved the agenda as presented.

Minutes

The Board reviewed the minutes of the January 13, 2009 special board meeting. After discussion, upon a motion duly made by Director Anttonen, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the minutes of the January 13, 2009 special meeting as presented.

COMMUNITY  
ISSUES

Consider Donation to the Grant Ranch Master Homeowners Association for Summer Events

Following discussion, upon a motion duly made by Director Anttonen, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved a

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donation in the amount of \$2,600 to the Grant Ranch Master Homeowners Association for summer events.

### FINANCIAL MATTERS

#### Claims

Mr. Peak presented the claims to the Board. After review, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the January 2009 claims totaling \$49,166.80, represented by check numbers 5762 through 5778.

#### Unaudited Financial Statements as of December 31, 2008

Mr. Peak presented the unaudited financial statements to the Board as of December 31, 2008. After 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 as of December 31, 2008 as presented.

#### Consider Motion to Approve Submittal of Application to Jefferson County Open Space for Joint Venture Funds Reimbursement for Sunset Park Playground

Following review and discussion about the submittal of the application to Jefferson County Open Space for Joint Venture Funds Reimbursement for Sunset Park Playground, upon a motion duly made by Director Hobart, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the submittal of the application to Jefferson County Open Space for Joint Venture Funds Reimbursement for Sunset Park Playground.

### CAPITAL IMPROVEMENTS / OPERATIONS

#### MATTERS      Landscape Maintenance Report

Ms. Bost introduced Pedro Flores who is now the superintendent for CoCal Landscape and will be in charge of the maintenance for Bowles and Grant Ranch.

Ms. Bost reported on the maintenance for last month, as of February 3, 2009:

- Crews have performed standard winter services such as debris removal in beds and turf areas.
- The leaf clean-up along Jay was completed.
- Dog stations were replenished with bags and trash cans empties and re-lined per specifications.
- Crews policed trash in all areas as needed. Daily clean-up was required at times due to high winds.
- Trash clean-up in the ditch area was completed.
- Pruning along the ditch began, but was delayed due to snow. Work is scheduled to be completed this week.

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- On January 19<sup>th</sup>, crews winter watered 90 trees focusing on the ones planted in 2007 and 2008, 2000 gallons of water was used. Crews continued to water today.
- Crews have completed dormant pruning on all Potentillas along Jay and are 85% complete on dormant pruning of Froebel Spirea along Jay.
- In February, crews will continue standard winter services and dormant pruning providing the plan is acceptable. Focus will be on Dogwoods, Currants and Virburnum next.
- Minimal snow clearing was performed due to low accumulation. The HOA sidewalks and District paths bordering schools had clearing performed for the storm on 1/25-1/26.
- Trash removal in the irrigation ditch is complete.
- CoCal Landscape will present the 2009 tree replacement proposal at the March board meeting and will be presenting the annual color proposal to the HOA along with their tree replacement proposal at this time.

Mr. Flores gave an update on the pruning at the Heron Park reporting that the park was clean at the west entrance and crews were moving east from there.

### Review and Consider Work Orders

1. Tracts and Parks Renovation – Tract C2 / \$2,607
2. Tracts and Parks Renovation – Tract D / \$2,642
3. Tracts and Parks Renovation – Tract E / \$2,540
4. Tracts and Parks Renovation – Tract F / \$1,693
5. Tracts and Parks Renovation – Tract H / \$4,684
6. Tracts and Parks Renovation – Tract I / \$3,682
7. Tracts and Parks Renovation – Tract K / \$6,132
8. Tracts and Parks Renovation – Tract N1 / \$3,385
9. Tracts and Parks Renovation – Tract O / \$1,798
10. Tracts and Parks Renovation – Belvedere Park / \$1,479
11. Tracts and Parks Renovation – Blue Heron Memorial Park / \$824
12. Tracts and Parks Renovation – Regatta Park / \$1,840
13. Tracts and Parks Renovation – Sunset Park / \$ 5,938
14. Spray in Blue Heron Park for Mites - \$200 / \$400

Following review and discussion, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the work order to spray for mites in Blue Heron Park at \$200 per application and \$400 for turf application. The other work orders were tabled until the next Board meeting. CoCal Landscape will work with Director LaPan to revise the proposed work orders to renovate the various open space areas.

### Discussion on Plan to Hand Prune Plant Material

Ms. Bost reviewed the draft pruning manual with the Board. CoCal Landscape is proposing using the same pruning manual for the Grant Ranch HOA landscape.

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### Discuss Proposed Modification to Water Quality Monitoring Program with Wright Water Engineers, Inc.

Mr. Peak reported to the Board that he is planning to send out requests for bids next month once he has received the specifications from Wright Water Engineers.

### OTHER BUSINESS

### Review and Consider Approval of Agency Services Agreement with T. Charles Wilson Insurance Service

Following review, upon a motion duly made by Director Hobart, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the Agency Services Agreement with T. Charles Wilson Insurance Service.

### Discussion on Purchasing Additional Water Shares

Mr. Peak distributed the water consumption report he received from the Bowles Reservoir Management Company. The Board directed Mr. Peak and Director Korte to meet again with Mr. Grant.

### Confirm Quorum for March 10, 2009 Board Meeting

The Board confirmed a quorum for the March 10, 2009 regular board meeting.

### LEGAL MATTERS

### Executive Session Pursuant to Section 24-6-402(4)(b), C.R.S., for the Purpose of Receiving Legal Advice on Specific Legal Questions

Director Anttonen moved and Director Korte seconded a motion for the Board to go into Executive Session pursuant to C.R.S. §24-6-402(4)(b), receiving specific legal advice from an attorney on specific legal questions. Motion carried unanimously.

The Board went into Executive Session at approximately 5:40 p.m. with Attorney Kales. Please see attached attorney statement regarding privileged attorney-client communication.

Upon motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board reconvened in regular session at approximately 6:00 p.m. There was no action taken by the Board in Executive Session.

### ADJOURNMENT

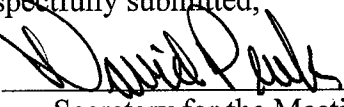
Upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board adjourned the meeting at 6:00 p.m.

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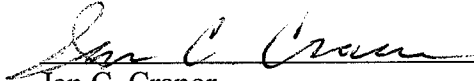
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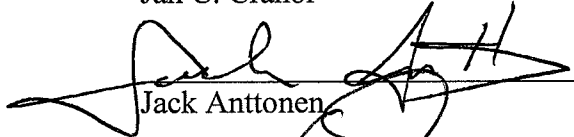
Respectfully submitted,

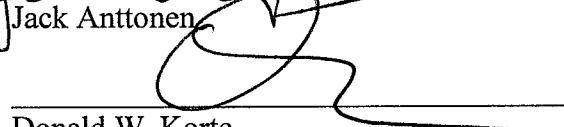
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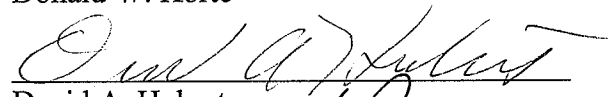
  
Secretary for the Meeting


THESE MINUTES APPROVED AS THE OFFICIAL FEBRUARY 10, 2009  
MINUTES OF THE BOWLES METROPOLITAN DISTRICT BY THE BOARD  
OF DIRECTORS SIGNING BELOW.

  
Jan C. Cranor

  
Jack Anttonen

  
Donald W. Korte

  
David A. Hobart

  
Timothy LaPan