

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
APRIL 14, 2009**

A regular meeting of the Board of Directors of the Bowles Metropolitan District was duly held Tuesday, April 14, 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
Norma Watkins; Grant Ranch HOA
Chad Otto; Grant Ranch HOA
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 March 10, 2009 regular board meeting. After discussion, upon a motion duly made by Director Hobart, seconded by Director Anttonen and, upon vote, unanimously carried, the Board approved the minutes of the March 10, 2009 regular meeting as presented.

COMMUNITY
ISSUES

Ms. Torrey addressed the Board regarding the HOA receiving the award as the Colorado Association of the Year.

Ms. Torrey requested that the Board have a trash can placed at the south side of the Isthmus Park on the east side of the trail.

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FINANCIAL MATTERS

Claims

Mr. Peak presented the claims to the Board. After review, upon a motion duly made by Director LaPan, seconded by Director Anttonen and, upon vote, unanimously carried, the Board approved the March 2009 claims totaling \$87,226.19, represented by check numbers 5795 through 5813.

Unaudited Financial Statements as of February 28, 2009

Mr. Peak presented the unaudited financial statements to the Board as of February 28, 2009. 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 February 28, 2009 as presented.

CAPITAL IMPROVEMENTS / OPERATIONS

MATTERS

Landscape Maintenance Report

Ms. Bost reported on the maintenance for last month, as of April 7, 2009:

Week of 3/2

Trash cans were emptied and re-lined as needed
Checked and filled pet pick-up dispensers as needed
Pruned at pumphouse
Thorough clean-up and pruning at Tract D
Trash pick-up throughout site
Responded to locate request at Grant Ranch Boulevard and Jay Circle for cable company

Week of 3/9

Trash cans were emptied and re-lined as needed
Checked and filled pet pick-up dispensers as needed
Snow clearing performed in HOA areas on Tuesday
Cleaned trash out of Orchard and Blue Heron pond
Trash pick-up throughout site
Pruned roses along Grant Ranch Boulevard
Aeration done in Sunset and Blue Heron Parks
Applied pre-emergent in all beds

Week of 3/16

Trash cans were emptied and re-lined as needed
Checked and filled pet pick-up dispensers as needed
Trash pick-up throughout site
Pruned on Tract E, F and H
Began irrigation activation – filled and checked mainline and started going through system to check zones
Edged along Grant Ranch Boulevard
Started natural pruning of junipers along Jay Circle

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Week of 3/23

Trash cans were emptied and re-lined as needed
Checked and filled pet pick-up dispensers as needed
Snow clearing performed throughout site

Week of 3/30

Two trees were damaged by car along Grant Ranch Boulevard near
Tract D
Trash cans were emptied and re-lined as needed
Checked and filled pet pick-up dispensers as needed
Trash pick-up throughout site
Started aeration along Grant Ranch Boulevard
Started turf fertilization along Grant Ranch Boulevard

Review and Consider Work Orders with CoCal Landscape

1. Tracts and Parks Renovation – Tract H / \$11,792.

Following review and discussion, upon a motion duly made by Director Hobart, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the work order for Tract H in an amount not to exceed \$11,792. The Board requested that Mr. Peak provide “non potable irrigation water” signs.

Discussion Regarding Pine Tree Leaning Dangerously in Tract J3A-H

Ms. Bost indicated that the tree had been cabled in place and is now safe.

Ratify Approval of Tree Mitigation Plan

Mr. Peak reviewed the tree mitigation plan with the Board. Following discussion, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board approved the tree mitigation plan with CoCal Landscape as presented.

Consideration of Award of Contract after Publication of Invitation to Bid for Repair and Painting Services of the Wrought Iron Fence Located in the District

This item was tabled. The Board requested further information regarding bid specifications.

OTHER
BUSINESS

Discussion on Sunset Park Reservations for Field Use and Shelter Use / Fees

Following discussion, the Board requested Mr. Peak to draft guidelines with a fee schedule for park reservations and present to the Board for consideration.

Update on Discussions Regarding Water Shares

Nothing further to report at this time.

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Update on Meeting with City and County of Denver Officials Regarding the Water Quality Pond Complaints

Mr. Peak briefed the Board on the meeting. Urban Drainage has offered to assist the District on a one year trial basis to reduce the algae from the pond.

Confirm Quorum for May 12, 2009 Board Meeting

Director LaPan informed the Board that he will be absent at the May board meeting. A quorum was confirmed without his attendance.

LEGAL MATTERS

Nothing further to report at this time.

ADJOURNMENT

Upon a motion duly made by Director Hobart, seconded by Director Korte and, upon vote, unanimously carried, the Board adjourned the meeting at 5:40 p.m.

Respectfully submitted,

By David Peak
Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL APRIL 14, 2009 MINUTES OF THE BOWLES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW.

Jan C. Cranor
Jan C. Cranor

Jack Anttonen
Jack Anttonen

Donald W. Korte
Donald W. Korte

David A. Hobart
David A. Hobart

Timothy LaPan
Timothy LaPan