

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD  
SEPTEMBER 8, 2009**

A regular meeting of the Board of Directors of the Bowles Metropolitan District was duly held Tuesday, September 8, 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  
Jan C. Cranor  
Timothy LaPan

Also in attendance were:

David Peak; R.S. Wells LLC  
Bob Brooks; R.S. Wells LLC  
Wayne Forman; Brownstein Hyatt Farber Shreck  
Jody Bost; CoCal Landscape  
Pedro Flores; CoCal Landscape  
Cindy Shewmake-Torrey; Grant Ranch HOA  
Norma Watkins; Grant Ranch HOA  
Lolly Smith; 6900 W. Grant Ranch #42, Littleton, CO

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 August 11, 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 August 11, 2009 regular meeting as presented.

COMMUNITY

ISSUES

Resident Lolly Smith distributed a memo requesting improvements to the pocket park between Gray Hawk and Poppy Hills.

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LEGAL  
MATTERS

Executive Session Pursuant to Section 24-6-402(4)(b)(e), C.R.S., for the Purpose of Receiving Legal Advice from Attorney Forman in Determining Strategy on Matters Subject to Negotiations of Water Shares

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

The Board went into Executive Session at approximately 4:30 p.m. with Attorney Forman.

Upon motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board reconvened in regular session at approximately 5:15 p.m. There was no action taken by the Board in Executive Session.

After continuing with the regular business meeting, upon a motion duly made by Director Anttonen, seconded by Director Korte, upon a vote of 3 to 2, the motion passed to offer to purchase ten water shares for an amount of \$25,000 per share. Then the District would agree to annually purchase three shares thereafter.

Set Public Hearing Date to Consider Adoption of 2010 Budget for November 10, 2009

Following discussion, the Board approved November 10, 2009 as the public hearing date on the 2010 budget.

Consider Appointing District Manager, David Peak, as 2010 Budget Officer

Following discussion, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board appointed David Peak as 2010 budget officer.

FINANCIAL  
MATTERS

Claims

Mr. Peak presented the claims to the Board. After review, upon a motion duly made by Director Korte, seconded by Director Anttonen and, upon vote, unanimously carried, the Board approved the August 2009 claims totaling \$44,582.34, represented by check numbers 5895 through 5912.

Unaudited Financial Statements as of July 31, 2009

Mr. Peak presented the unaudited financial statements to the Board as of July 31, 2009. After discussion, upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board accepted the unaudited financial statements as of July 31, 2009 as presented.

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### CAPITAL IMPROVEMENTS / OPERATIONS

#### MATTERS     Landscape Maintenance Report

Ms. Bost reported on the maintenance for last month, as of September 1, 2009. She also reported the loop ladder for Sunset Park had been delivered.

#### Week of 8/3

Trash cans were emptied and re-lined as needed  
Checked and filled pet pick-up dispensers as needed  
Full mowing and trimming throughout property  
Trash pick up and pruning along ditch in Sunset Park

#### Week of 8/10

Trash cans were emptied and re-lined as needed  
Checked and filled pet pick-up dispensers as needed  
Full mowing, trimming edging throughout property  
Mowed passes along sidewalks in native areas  
Safety pruning along all sidewalks

#### Week of 8/17

Trash cans were emptied and re-lined as needed  
Checked and filled pet pick-up dispensers as needed  
Full mowing and trimming throughout property  
Treated wetland pond for mosquito control

#### Week of 8/24

Trash cans were emptied and re-lined as needed  
Checked and filled pet pick-up dispensers as needed  
Full mowing, trimming and edging throughout property  
Reported playground equipment damage  
Installed picnic tables in Sunset Park  
Pruned shrubs along Bowles Avenue

#### Work Scheduled for September

Soil testing for tree mitigation program (done 8/31/09)  
Tree and shrub replacement for HOA and District  
Installed loop ladder on the playground structure  
Final mowing of all native tracts per the contract  
Cleaned drains in detention ponds  
Cleaned pond in Blue Heron Park  
Conditioned soil in ROW along three main streets  
Turf fertilization through site  
2010 budget prepared

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### Review and Consider Work Orders with CoCal Landscape

1. Replacement of Water Meter for Village Center / Approximate Cost - \$1,000

After discussion, the Board approved the work order with CoCal Landscape to install a new replacement water meter. The Board also asked that the HOA be billed for half of the cost.

2. Irrigation Sensor for System in Pump House

The Board approved the installation of an irrigation sensor for the system in the pump house.

### Review and Consider Approval of 2009-2010 Snow Clearing Contract with CoCal Landscape

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 2009-2010 snow clearing contract with CoCal Landscape as presented.

### Review and Consider Approval of Revised Tree Mitigation Plan and Addendum

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 revised tree mitigation plan and addendum, subject to CoCal Landscape posting a completion bond.

### OTHER BUSINESS

#### Update on Negotiations Regarding Purchase of Water Shares

Nothing further to report.

#### Update on the Water Quality Pond – Algae Control

Nothing further to report.

#### Confirm Quorum for October 13, 2009 Board Meeting

The Board confirmed a quorum for the October 13, 2009 regular board meeting.

### ADJOURNMENT

Upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board adjourned the meeting at 6:05 p.m.

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Respectfully submitted,

By David B. Peak  
Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL SEPTEMBER 8, 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