

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
OCTOBER 13, 2009**

A regular meeting of the Board of Directors of the Bowles Metropolitan District was duly held Tuesday, October 13, 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
Jody Bost; CoCal Landscape
Pedro Flores; CoCal Landscape
Cindy Shewmake-Torrey; Grant Ranch HOA
Norma Watkins; Grant Ranch HOA
Michelle C. Kales; Brownstein Hyatt Farber Schreck, LLP via telephone

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 Anttonen and, upon vote, unanimously carried, the Board approved the agenda as presented.

Minutes

The Board reviewed the minutes of the September 8, 2009 regular board meeting. After discussion, upon a motion duly made by Director Hobart, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the minutes of the September 8, 2009 regular meeting as presented.

COMMUNITY

ISSUES Nothing to report.

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CAPITAL IMPROVEMENTS / OPERATIONS

MATTERS Landscape Maintenance Report

Ms. Bost reported on the maintenance as of October 6, 2009.

Week of 8/31

Trash cans were emptied and re-lined as needed
Checked and filled pet pick-up dispensers as needed
Full mowing and trimming throughout property
Assemble and install picnic tables in Sunset Park
Soil testing for tree mitigation program
Final mowing within contract of all native tracts

Week of 9/7

Trash cans were emptied and re-lined as needed
Checked and filled pet pick-up dispensers as needed
Full mowing and trimming throughout property
Fertilizer application in Blue Heron Park and Sunset Park
Shrub pruning along Jay Circle
Check standpipes and clean up in water quality ponds
Clean out excess debris from storms in detention ponds
Replace loop ladder in playground damaged by CoCal

Week of 9/14

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
Treated wetland pond for mosquito control
Replace in-line meter for Village Center
Continue with detention ponds debris removal
Start tree and shrub replacement for District

Week of 9/21

Trash cans were emptied and re-lined as needed
Checked and filled pet pick-up dispensers as needed
Full mowing and trimming throughout property
Shrub pruning along Grant Ranch Boulevard
Complete tree and shrub replacement for District
Start tree and shrub replacement for HOA

Week of 9/28

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
Pruned shrubs along Dorado Drive
Complete tree and shrub replacement for HOA
Provide preliminary budget information to HOA

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Work Scheduled for October

2010 draft budget

Soil conditioning in ROW along three main streets

Pond clean-up in Blue Heron Park (70% complete due to high water)

Review and Consider Work Orders with CoCal Landscape

There were no work orders for consideration.

FINANCIAL MATTERS

Claims

Mr. Peak presented the claims to the Board. After review, upon a motion duly made by Director Korte, seconded by Director Hobart and, upon vote, unanimously carried, the Board approved the September 2009 claims totaling \$42,029.71, represented by check numbers 5913 through 5931, with check number 5916 to CoCal Landscape being voided and used towards tree mitigation expenses.

Unaudited Financial Statements as of August 31, 2009

Mr. Peak presented the unaudited financial statements to the Board as of August 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 August 31, 2009 as presented.

Review 2010 Draft Budget

Mr. Peak reviewed the 2010 draft budget with the Board.

LEGAL MATTERS

Executive Session Pursuant to Section 24-6-402(4)(b), C.R.S., for the Purpose of Receiving Legal Advice from Attorney Kales on Specific Legal Questions Regarding the Tree Mitigation Program

Director Anttonen moved and Director LaPan 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 5:00 p.m. with Attorney Kales.

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.

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OTHER
BUSINESS

Update on Negotiations Regarding Purchase of Water Shares

Nothing further to report.

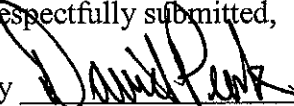
Confirm Quorum for November 10, 2009 Board Meeting / Public Hearing on 2010 Budget

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

ADJOURNMENT

Upon a motion duly made by Director Korte, seconded by Director LaPan and, upon vote, unanimously carried, the Board adjourned the meeting at 5:17 p.m.

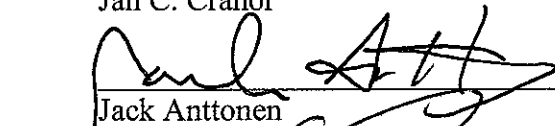
Respectfully submitted,

By  _____
Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL OCTOBER 13, 2009 MINUTES OF THE BOWLES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW.




Jan C. Cranor



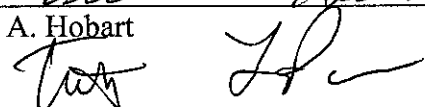
Jack Anttonen



Donald W. Korte



David A. Hobart



Timothy LaPan