

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT
HELD
JANUARY 8, 2019**

A regular meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, January 8, 2019, 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
Leigh C. Chaffee
Timothy LaPan
David Hobart
Thomas Dougherty

Also in attendance were:

Paul LeFever, Grant Ranch Master HOA
Lori Huffman; MSI
Rob Massengale and Melissa Hurich; Colorado Designscapes, Inc.
Patrick Shannon; CliftonLarsonAllen LLP

Administrative

Matters

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

Director Dougherty called the meeting to order at 4:30 p.m. and declared a quorum present.

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, Director Chaffee moved and Director Dougherty seconded approval of the agenda. The motion passed unanimously.

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Review and Approval of the December 11, 2018 Special Board Meeting Minutes

Following discussion, Director Chaffee moved and Director Dougherty seconded approval of the December 11, 2018 Special Board Meeting Minutes as presented. The motion passed unanimously.

Review and Approve Current Claims

Following review and discussion, Director Chaffee moved and Director Dougherty seconded approval and ratification of the current claims. The motion passed unanimously.

Review and Accept November 30, 2018 Unaudited Financial Statements

The Board reviewed the November 30, 2018 Unaudited Financial Statements. Following discussion, Director Chaffee moved and Director Hobart seconded the acceptance of the November 30, 2018 Unaudited Financial Statements as presented. The motion passed.

Community Matters

A. Other

Mr. LeFever informed the Board that there is graffiti on the back wall in Blue Heron Park and noted that the HOA would paint over it.

Operations Updates and Action Items

A. Designscapes

1. General Update

Ms. Hurich provided the Board with a General Update, noting that the Bollards are scheduled for installation.

2. Work Orders (2018 Work Order Summary)

a. Doggie Stations 2019

No update provided

b. Grant Ranch Grounds Maintenance

The Board discussed the proposal to replace the mulch, which was displaced by the storm sewer overflow. Director LaPan suggests getting a proposal for the installation of crushed rock, since the mulch is regularly washing out. Designscapes will submit a proposal for 1.5' crushed granite.

c. 2019 work order summary

No update provided

B. Davey Tree Update - No Update at this time

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C. 2018 Fence Projects Update

Mr. Shannon provided the Board with an update for 2018 Fence Projects. Director LaPan noted that two rails located on the west side of Sunset Park need to be repaired. Mr. Shannon will have Homestead replace the two rails. Homestead would like to use screws going forward, in place of nails.

D. 2018 Concrete Project Update - No Update at this time

E. Other

Director LaPan noted that there are deep tire ruts behind the pet station on the south side of Tract K. Designscares will repair the damage to the turf.

Management Matters

A. Workout Station Update - Deferred

B. Monument Tree Policy

The Board reviewed the Monument Tree Policy. Director LaPan suggested the Board remove Ponderosa's from the policy, and add Colorado Blue Spruce at the Boards discretion. Following discussion, Director Chaffee moved and Director Dougherty seconded the acceptance of the Monument Tree Policy as amended. The motion passed.

C. GeoLens Presentation

Mr. Shannon provided an overview of the GeoLens mapping system. The Board requested that Mr. Shannon invite GeoLens to the February meeting for a presentation.

D. Other - None

Legal Matters

A. Other - None

Directors Matters

A. Isthmus Park (and Isthmus) Fencing and Trail

Director Dougherty suggested that the District extend the Isthmus Park trail through the area that is currently gated off and proposed opening the gate when the birds are not nesting. He suggested extending the gate to the first nest and installing an additional 400 feet of fencing. Director Dougherty requested that CLA provide a new map of the area, noting that it should show the existing fence line, remove non existing fence and highlight the District ownership. Director Dougherty will discuss the subject with the Reservoir Company at the meeting next week.

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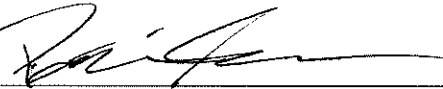
B. Confirm Quorum for Next Regular Board Meeting February 12, 2019
at 4:30 p.m.

The Board confirmed a quorum for the Next Regular Board Meeting scheduled for Tuesday, February 12, 2019 at 4:30 p.m.

Adjournment

As there was no further business, the Board adjourned the meeting at 4:30 p.m.

Respectfully submitted,

By 
Secretary for the Meeting