

**TOWN OF BOW MAR**  
**OFFICIAL NOTICE AND AGENDA**  
**SPECIAL MEETING OF THE BOARD OF TRUSTEES**

DATE: Monday, January 12, 2026  
TIME: 6:00 p.m.  
PLACE: Columbine Valley Town Hall  
2 Middlefield Road  
Columbine Valley, CO 80123

Board Meeting

The special meeting of the Board of Trustees of the Town of Bow Mar will begin at 6:00 p.m.

Call to Order, Roll Call and Pledge of Allegiance – Bryan Sperry

Agenda

- Approve Agenda

Public Comment

- Speakers must sign in with the Clerk (comments are limited to 3 minutes)

Old Business

- Update - Matrix Design Group Traffic Consulting

Consent Agenda

- Approval of the Minutes of the Special Meeting Held on December 8, 2025 (enclosure)
- Treasurer’s Report and Payments Approval

Commissioner’s Report

Public Safety	Mease, Cottrell (enclosure)
Finance	Chrisman
Building	Carlson (enclosure)
Parks and Recreation	Hinton
Public Works	Peterson
Intergovernmental	Osbourne-Manning

Clerk’s Comments

- February 16 Regular Meeting – President’s Day
  - Discussion Regarding Scheduling to Meeting to February 9
- April 7, 2026, Election Timeline
  - Nomination Petition Deadline
  - Notice of Election

Town of Bow Mar

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Attorney's Report

Mayor's Report

New Business

- Review and Approve Resolution Calling Election (enclosure)
- Review and Approve Audit Engagement Letter with Logan and Associates LLC (enclosure)

Adjournment

**RECORD OF PROCEEDING**

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**MINUTES OF A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF**

**THE TOWN OF BOW MAR**

**HELD MONDAY, DECEMBER 8, 2025**

A special meeting of the Board of Trustees of the Town of Bow Mar, Colorado, was held on Monday, December 8, 2025, at 6:00 p.m., at Columbine Valley Town Hall, 2 Middlefield Road, Columbine Valley CO, 80123.

Present:

Mayor Sperry: Bryan Sperry

Trustees: Leslie Hinton  
Jim Chrisman  
Chris Mease  
Liz Manning  
David Peterson  
Jane Carlson

Also, in attendance were:

Wilson Scarbeary, Esq.; Wilson Williams Fellman Dittman, Town Attorney  
Sue Blair; CRS of Colorado  
Kayla Blair, CRS of Colorado  
Sergeant Jamie Milliman; Columbine Valley Police  
Jamie Price; Matrix  
Chip Mower, Resident  
Anne Mower, Resident  
Bradley Miller; Resident  
Robert Sterling, Resident  
Karen Tscharner, Resident  
Amanda Feldman, Resident  
Matt Feldman, Resident  
Doug Knox, Resident  
Michelle Guthrie, Resident  
Darren Hinton, Resident  
Mark Goldberg, Resident  
Dit Goldberg, Resident  
Dan Manning, Resident  
Blake Mckenna, Resident

Ted Edwards, Resident  
Kyle Thomas, Resident  
John Pierson, Resident  
Sara Pierson, Resident

**AGENDA:**

Upon motion duly made, seconded, and unanimously carried, the agenda was approved.

**PUBLIC COMMENT**

Chip Mower thanked the Board, the Mayor, and the residents for their time. His comments were directed toward Matrix and their findings. He noted that at the last meeting there was discussion about a gate at Sheridan, and residents had requested additional information. He stated that he understands that if the Town closes Sheridan, there may be a “pinball effect” throughout the Town for 30 days, and he is willing to accept that risk. He also addressed concerns about installing a gate at Belleview and expressed doubt that drivers would avoid entering from the north even with improved signage. He pointed out that the new study does not include an analysis of Berry. Chip reiterated his concerns about increased accidents and overall safety for the Town, especially for the children.

Bradley Miller shared that he has been serving on the HOA Board for six years. He echoed the concerns about children’s safety and emphasized to the Board that these safety issues need to be addressed.

Robert Sterling informed the Board that he lives on Prospect and would like to see a third speed hump installed. He also reported a drainage issue that is causing flooding in the area. In addition, he stated that he believes a gate at Belleview would be beneficial for the Town.

Matt Feldman thanked the Board and stated that he lives at Bow Mar and Beach Road. He asked the Board to consider the potential legal risks of installing gates versus the risk of a child being hit by a car. He strongly emphasized the importance of safety in the Town and expressed his full support for installing all three gates.

Doug Knox agreed with the comments made by the other residents. He also thanked the Board, noting that they are creating an open dialogue and clear communication for everyone, which he greatly appreciates.

Michelle Guthrie expressed her concern for safety on Berry, and she doesn’t want to fix a problem on one side of the Town and cause another issue somewhere else.

Darren Hinton thanked everyone who attended the meeting. He told the Board that this issue is very challenging for the Trustees, but he doesn’t want them to lose sight of what’s important. He believes that installing only one gate would be a temporary fix. He also wanted to applaud Matrix for getting involved. He noted that this will be the largest change the Town has seen and questioned whether this issue should go to a vote.

Mark Goldberg informed the Board that he has seen this issue come up many times. Initially, he was against the gates, but as times have changed, so has his perspective. He stated that if the Town decides to

move forward with the gates, it will bring noticeable change. He also asked how the gates would be programmed and how they would operate.

Blake McKenna echoed the importance of safety and praised having an open environment to discuss these issues and take action, noting that it contributes to neighborhood unity. He spoke about the mapping algorithms and the data he has seen on how traffic is directed through the neighborhood. He suggested taking a thoughtful approach by implementing a quick, simple solution first, while continuing to work on a long-term solution.

Ted Edwards thanked the Board and expressed curiosity about shorter-term solutions, such as adding more signage, lights, or speed bumps on the road.

Kyle Thomas let everyone know that he is very supportive of gates and would like to see some things get done now and later. He thinks that bringing this issue to an election is impracticable and thinks this would be a stall tactic. He thinks the Town should do something now and start at Sheridan because the Town has funding to do it.

John Pierson said he and his wife are in support of the multi gate solution, but he also likes the idea of doing something now and later.

Mayor Sperry then closed the public comment section and thanked everyone for attending. He noted that this reflects the strength of the community—it is small enough to allow meaningful discussion, and everyone participates respectfully, which speaks highly of the Town. He emphasized that this is neighbors helping neighbors, which is what the Town is all about. He acknowledged that these issues present a challenging process for the Board but emphasized that addressing them is beneficial for the Town. He thanked everyone again for coming together to help find the best solution.

## **OLD BUSINESS**

### **2<sup>nd</sup> Reading of the Draft of DRB Lighting Guidelines and Possible Ordinance Updating Residential**

**Zoning District Regulations:** Mayor Sperry let the Board know that the requested changes have been made. This new document allows resident to make decisions for their own safety and allows room for all the Towns different needs. After discussion took place and upon motion duly made, seconded, and unanimously carried, the ordinance and guidelines were approved.

**Update – Matrix Design Group Traffic Consulting:** Jamie Price then spoke about the purpose of Matrix’s work, clarifying that it is not a formal study. Mayor Sperry added that Matrix is helping implement solutions so the Town can act. Jamie explained that the main issue communicated to him by the Board was cut-through traffic, and Matrix provided technical recommendations specifically addressing that concern. Then he spoke about the different locations of the gates and noted that Sheridan is just a starting point. He also noted that he thinks that with google algorithms, this could be changed. A discussion took place on signage review and rumble strips and speed humps and the Town’s boundaries on all the different locations for the gates. He is also working with the Town’s engineer, Jason Miner, for a site survey and interview with different contractors who could perform the work. After more discussion, and upon motion duly made, seconded, and unanimously carried, the Board directed Matrix to move forward with a new agreement for the step necessary for design, pricing, bringing on a general contractor for the work, locations, and continued negotiation with Denver on the Sheridan access.

The consent agenda including minutes, payables and Treasurer's report were approved as presented.

**COMMISSIONERS REPORT:**

Public Safety: Trustee Mease noted that it had been another quiet month for the Town and expressed hope that this trend would continue. Sergeant Jamie Milliman stated that the month was uneventful and proceeded to review his report with the Board.

Finance: Trustee Chrisman reviewed his report with the Board.

Building: Trustee Carlson reviewed the monthly report with the Board. During the month of November, the Town collected \$33,844.00 in permit fees, \$420.00 in license fees and \$35,227.00 in transportation utility fees, for a total collection of \$69,591.00 The payment to the building inspector was \$5,950.00.

Parks and Recreation: Trustee Hinton informed the Board there have been some issues in Mary's Meadow with e-bikes and kids trying to make jumps. Trustee Mease let the Board know that he has spoken with the kids and hopefully this issue doesn't continue.

Public Works: Nothing to report.

Intergovernmental: Trustee Manning let the Board know that she and the Towns' attorney will receive redlines back from Republic Waste and will present the contract to the Board at a future meeting for final approval.

**CLERK'S COMMENTS:**

Ms. Blair let the Board know that the next regular meeting is January 19, 2026, which is Martin Luther King Jr. Day. She asked the Board if they wanted to move the meeting date. After discussion, the Board moved the meeting to January 12<sup>th</sup>, 2026. Ms. Blair also reviewed the timeline for the April election.

**ATTORNEY REPORT:** Mr. Scarbeary reviewed an email he had sent to the Board regarding a legislative update. He also brought up an issue that had come to his attention involving a resident and a speed bump. Upon a motion duly made, seconded, and unanimously carried, the Board approved negotiating a settlement with the homeowner and preparation of a waiver.

**MAYOR'S REPORT:** Mayor Sperry spoke about how the Board meets 12 times a year and highlighted the accomplishments of this group of Trustees over the past 12 months. He noted achievements such as the new park, road projects, and the revision of guidelines and policies, and mentioned that the Town has received consistently positive feedback. He thanked the Board and said that it is a pleasure working with them.

**NEW BUSINESS:**

Review and Consider Ordinance Prohibiting the Use of Grey Water Within the Town: Upon a motion duly made, seconded, and unanimously carried, the ordinance was approved.

**OLD BUSINESS:**

Adopt 2026 Budget, Certify Mill Levies, and Appropriate 2026 Expenditures: Trustee Christman reviewed the proposed 2026 budget. After discussion, upon a motion duly made, seconded, and unanimously

carried, the 2026 Budget was approved, mill levies were certified, and the Board appropriated 2026 expenditures.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:51 p.m.

\_\_\_\_\_  
Bryan Sperry, Mayor

\_\_\_\_\_  
Sue Blair, Town Clerk



# **Columbine Valley Police Department**

**Serving Bow Mar**  
 2 Middlefield Rd. Columbine Valley, Colorado 80123  
[www.columbinevalley.org](http://www.columbinevalley.org)  
 (303) 795-1434 Fax (303) 795-7325

## **Columbine Valley P.D. Monthly Report For January 2026**

Full Time Positions	6 of 6
Part Time Positions	3 of 5
Regular hours	980
OT hours worked	20
Off Duty	0
PTO	104

### **December 2025 Violations**

Charges For the Date Range 12/1/2025 Thru 12/31/2025

Qty	Charge
7	1214(B) ON STREET PARKING PROHIBITED (3-6 A.M.):
2	1101(2)(H) SPEEDING 10 - 19 MPH OVER:
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (41/25):
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (56/45):
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER (55/45):
1	703(3) FAIL TO STOP AT A STOP SIGN:
1	703(4) FAIL TO YIELD RIGHT-OF-WAY:
1	:
0	
<b>15</b>	<b>Total Number of Violations Issued</b>

# Monthly Case # Report

Case Number	Event Date	Situation Reported
CV25-0000146	12/08/2025 11:43:49 AM	Theft
CV25-0000147	12/08/2025 11:43:49 AM	Theft
CV25-0000148	12/15/2025 08:36:36 PM	SUSPICIOUS VEHICLE IP
CV25-0000149	12/21/2025 10:04:30 AM	ANIMAL CALL IP*
CV25-0000150	12/23/2025 02:05:09 PM	TRAFFIC ARREST IP
CV25-0000151	12/23/2025 02:37:55 PM	TRAFFIC ARREST IP
CV25-0000152	12/25/2025 10:39:48 AM	ELUDING IP
CV25-0000153	12/27/2025 01:16:22 PM	TRAFFIC ARREST IP

## Problem Type Summary

10:47 AM 1/8/2026

Data Source: Data Warehouse

**Agency:** ACSO

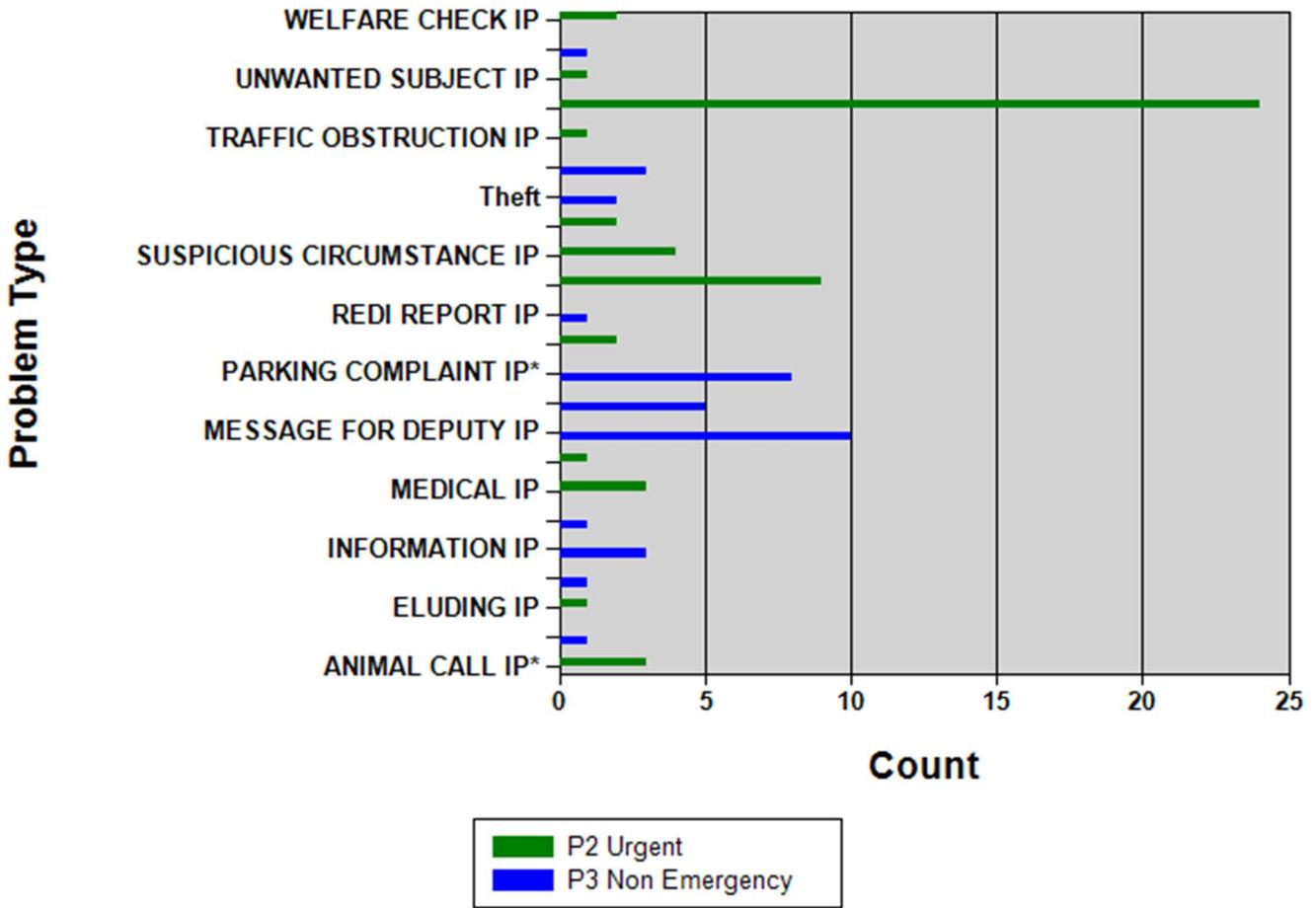
**Division:** Bow Mar, Bow Mar Inactive Personnel, Columbine Valley, Columbine Valley Inactive Pers

**Day Range:** Date From 12/1/2025 To 12/31/2025

**Exclusion:**

- Calls canceled before first unit assigned
- Calls canceled before first unit at scene

Export



Priority	Description
1	P1 Emergent
2	P2 Urgent
3	P3 Non Emergency
4	P4 Police Details
5	P5 On View
6	P6 Phone
7	P7 Dispatch
8	P8 CAD Test Record

Problem Type	Priority									Total
	1	2	3	4	5	6	7	8	9	
911 HANGUP IP										
ABANDONED VEHICLE IP*										
ACCIDENT ALERT IP										
ANIMAL CALL IP*		3								3
Assault										
ASSIST TO OTHER AGENCY IP										
Auto Theft										
AUTO THEFT IP										
Burglary										
Burglary Attempt										
BURGLARY ATTEMPT IP										
BURGLARY IP										
BUSINESS ALARM IP										
BUSINESS CHECK IP*										
CANCEL RUNAWAY IP										
Child Abuse										
CHILD ABUSE IP										
CITIZEN ASSIST IP			1							1
CODE ENFORCEMENT IP*										
Criminal Impersonation										
CRIMINAL IMPERSONATION IP										
Criminal Mischief										
CRIMINAL MISCHIEF IP										
Criminal Tampering										
CRIMINAL TAMPERING IP										
DEAD ON ARRIVAL IP										
DISORDERLY CONDUCT IP										
Disturbance Physical										
DISTURBANCE PHYSICAL IP										
Disturbance Verbal										
DISTURBANCE VERBAL IP										
Domestic Violence Physical										
DOMESTIC VIOLENCE PHYSICAL IP										
Domestic Violence Verbal										
DOMESTIC VIOLENCE VERBAL IP										
Drug Violation										
DRUG VIOLATION IP										
DRUNK SUBJECT IP										
DUI IP										
Elder Abuse										
ELDER ABUSE IP										
ELUDING IP		1								1
FIREWORKS IP										
FOUND PERSON IP										
FOUND PROPERTY IP*										
Fraud			1							1
FRAUD IP										
Harassment										
HARASSMENT IP										
Hate Crime										
HATE CRIME IP										
HOME CHECK IP*										
Identity Theft										

IDENTITY THEFT IP										
IMPOUNDED VEHICLE IP										
INFORMATION IP			<u>3</u>							<u>3</u>
Injury Accident										
INJURY ACCIDENT IP										
INTIMIDATING A WITNESS IP										
KEEP THE PEACE IP*										
LIQUOR VIOLATION IP										
LOUD NOISE COMPLAINT IP			<u>1</u>							<u>1</u>
MEDICAL IP		<u>3</u>								<u>3</u>
Menacing										
MENACING IP										
MENTAL SUBJECT IP		<u>1</u>								<u>1</u>
MESSAGE FOR DEPUTY IP			<u>10</u>							<u>10</u>
MISSING CHILD IP										
Missing Person										
MISSING PERSON IP										
OBSTRUCTION IP										
ODOR INVESTIGATION IP										
OPEN DOOR IP*			<u>5</u>							<u>5</u>
OVERSIZED VEHICLE IP*										
PARKING COMPLAINT IP*			<u>8</u>							<u>8</u>
POSS SHOTS FIRED IP										
Property Accident										
PROPERTY ACCIDENT IP		<u>2</u>								<u>2</u>
PUFFING VEHICLE IP*										
RECOVERED STOLEN PROPERTY IP										
RECOVERED STOLEN VEHICLE IP										
REDI REPORT IP			<u>1</u>							<u>1</u>
REPOSSESSED VEHICLE IP										
RESIDENTIAL ALARM IP		<u>9</u>								<u>9</u>
Restraining Order Vio										
RESTRAINING ORDER VIO IP										
Robbery										
ROBBERY IP										
Runaway										
RUNAWAY IP										
SAFE 2 TELL										
SELECTIVE ENFORCEMENT IP*										
Sex Assault										
SEX ASSAULT IP										
Sex Crime										
SEX CRIME IP										
Shots Fired										
SHOTS FIRED IP										
SOLICITING IP										
Suicide Attempt										
SUICIDE ATTEMPT IP										
SUICIDE COMPLETED IP										
SUICIDE THREAT IP										
SUSPICIOUS CIRCUMSTANCE IP		<u>4</u>								<u>4</u>
SUSPICIOUS PERSON IP		<u>2</u>								<u>2</u>
SUSPICIOUS VEHICLE IP										
Theft			<u>2</u>							<u>2</u>
Theft from Motor Vehicle										
THEFT FROM MOTOR VEHICLE IP										
THEFT IP										

TRAFFIC ARREST IP			<u>3</u>						<u>3</u>
Traffic Complaint									
TRAFFIC COMPLAINT IP									
TRAFFIC OBSTRUCTION IP		<u>1</u>							<u>1</u>
TRAFFIC STOP IP		<u>24</u>							<u>24</u>
TRANSPORT IP									
Trespass to Property									
TRESPASS TO PROPERTY IP									
Trespass to Vehicle									
TRESPASS TO VEHICLE IP									
UNKNOWN INJURY ACCIDENT IP									
UNLAWFUL ACTS IP									
UNWANTED SUBJECT IP		<u>1</u>							<u>1</u>
VEHICLE LOCKOUT IP									
VIN VERIFICATION IP			<u>1</u>						<u>1</u>
WALK UP IP									
WARRANT ARREST IP									
WARRANT PICKUP IP									
Weapons Violation									
WEAPONS VIOLATION IP									
WELFARE CHECK IP		<u>2</u>							<u>2</u>
ZZ-Animal Call									
ZZ-Suspicious Person									
ZZ-Suspicious Vehicle									
ZZ-Unwanted Subject									
ZZ-ZONING IP									
<b>Total</b>		<u>53</u>	<u>36</u>						<u>89</u>

## Bow Mar Calls For Service

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priorit v</u>	<u>Problem</u>	<u>Address</u>	<u>Response Date</u>
<a href="#">BM2025-0000230</a>		406	P3	INCREASE PATROL IP*	5420 SOMBRERO	12/1/2025 11:35
<a href="#">BM2025-0000231</a>		405	P2	RESIDENTIAL ALARM IP	5275 SKY TRL	12/5/2025 22:31
<a href="#">BM2025-0000232</a>		402	P2	WELFARE CHECK IP	[REDACTED]	12/6/2025 6:34
<a href="#">BM2025-0000233</a>		402	P3	MESSAGE FOR DEPUTY IP	5501 RIDGE TRL	12/6/2025 9:02
<a href="#">BM2025-0000234</a>		403, 406	P2	WELFARE CHECK IP	[REDACTED]	12/8/2025 9:16
<a href="#">BM2025-0000235</a>		401	P3	MESSAGE FOR DEPUTY IP	5151 W WAGONTRAIL RD	12/9/2025 9:23
<a href="#">BM2025-0000236</a>		406	P4	HIGH VISIBILITY IP*	5500 RIDGE TRL	12/9/2025 13:58
<a href="#">BM2025-0000237</a>		403	P2	SUSPICIOUS PERSON IP	5395 LAKESHORE DR	12/12/2025 16:40
<a href="#">BM2025-0000238</a>		406	P3	INCREASE PATROL IP*	5190 JUNIPER ST	12/16/2025 11:00
<a href="#">BM2025-0000239</a>		404, 406	P3	MESSAGE FOR DEPUTY IP	5255 RIDGE TRL	12/16/2025 14:00
<a href="#">BM2025-0000240</a>		407	P2	RESIDENTIAL ALARM IP	4670 BOW MAR DR	12/17/2025 17:09
<a href="#">BM2025-0000241</a>		403	P2	ANIMAL CALL IP*	4940 LAKESHORE DR	12/20/2025 12:34
<a href="#">BM2025-0000242</a>		401	P3	Fraud	[REDACTED]	12/23/2025 9:30
<a href="#">BM2025-0000243</a>	CV25-0000152	403	P2	ELUDING IP	BOW MAR DR / PROSPECT ST	12/25/2025 10:39
<a href="#">BM2025-0000244</a>		402, 403	P4	FOLLOW UP IP*	BOW MAR DR / PROSPECT ST	12/25/2025 11:07
<a href="#">BM2025-0000245</a>		402	P4	FOLLOW UP IP*	5425 SUNSET DR	12/25/2025 14:26
<a href="#">BM2025-0000246</a>	CV25-0000153	403	P3	TRAFFIC ARREST IP	BOW MAR DR / PROSPECT ST	12/27/2025 13:16
<a href="#">BM2025-0000247</a>		405	P2	RESIDENTIAL ALARM IP	5150 BOW MAR DR	12/29/2025 0:57
<a href="#">CV2025-0001160</a>		403	P2	TRAFFIC STOP IP	BOW MAR DR / LAKESHORE DR	12/8/2025 11:04
<a href="#">CV2025-0001161</a>	CV25-0000146, CV25-0000147	403, 406	P3	Theft	5500 RIDGE TRL	12/8/2025 11:43
<a href="#">CV2025-0001166</a>		405	P2	TRAFFIC STOP IP	HOMESTEAD ST / BOW MAR DR	12/12/2025 2:25
<a href="#">CV2025-0001172</a>		403	P2	TRAFFIC STOP IP	BOW MAR DR / PROSPECT ST	12/13/2025 15:34
<a href="#">CV2025-0001178</a>		406	P2	TRAFFIC STOP IP	BOW MAR DR / SOMBRERO	12/15/2025 11:31
<a href="#">CV2025-0001183</a>		404	P2	TRAFFIC STOP IP	S SHERIDAN BLVD / W TUFTS AVE	12/16/2025 17:22
<a href="#">CV2025-0001184</a>		404	P2	TRAFFIC STOP IP	4700 PROSPECT ST	12/16/2025 17:41

**2025  
Fees Collected**

<b>Date</b>	<b>Project Valuation</b>	<b>Permit Cost</b>	<b>Transportation Fee</b>	<b>License Fee</b>
Jan	\$ 233,270.00	\$ 5,061.00	\$ 2,323.70	\$ 410.00
Feb	\$ 172,815.92	\$ 3,950.48	\$ 1,683.78	\$ 740.00
March	\$ 377,130.77	\$ 10,420.00	\$ 3,583.58	\$ 1,540.00
April	\$ 1,496,051.36	\$ 27,396.50	\$ 14,407.92	\$ 880.00
May	\$ 126,716.37	\$ 2,894.00	\$ 1,160.00	\$ 380.00
June	\$ 346,798.34	\$ 7,514.00	\$ 3,372.97	\$ 1,000.00
July	\$ 179,508.50	\$ 6,455.75	\$ 1,413.33	\$ 380.00
August	\$ 89,998.80	\$ 7,277.70	\$ 813.90	\$ 420.00
September	\$ 4,055,902.80	\$ 42,196.25	\$ 40,599.02	\$ 980.00
October	\$ 2,294,777.26	\$ 25,601.00	\$ 22,944.75	\$ 580.00
November	\$ 3,522,700.00	\$ 33,844.00	\$ 35,227.00	\$ 420.00
December	\$ 183,513.00	\$ 5,388.62	\$ 1,755.33	\$ 620.00
<b>TOTALS</b>	<b>\$ 13,079,183.12</b>	<b>\$177,999.30</b>	<b>\$ 129,285.28</b>	<b>\$ 8,350.00</b>

**TOTAL Permit+Transportation+Licence=\$ 423,156.95**

# Town of Bow Mar

## Building Department Activity 2025/2026

### New Construction -

**Wendling** ( Bow Mar Drive)- **in progress**-NEW HOME

**Thurman**( 4900 Lakeshore) – **in Progress** NEW HOME

**Lightner**(4801 Homestead)- **in Progress**- NEW HOME

**Fuller**( Juniper)- **in progress**-NEW HOME-

### Major Remodel/Addition

**Miller** ( 4740 Bow Mar Drive) **in progress**-interior remodel and exterior change to home, replace windows, swimming pool

**McKenna** (5425 Sunset)- **in Progress**-major remodel /landscape/lighting

**Comstock** ( homestead) **in progress** interior remodel/exterior porch/firepit addition

**Pryor**( Wagon Trail) **in progress** garage addition and landscaping-

**Zuppa/Peterson**( 5006 Aspen) **in progress** Home addition-

**Rivers/Meyers**-(4701 Homestead)- **in Progress** backyard pool

### Smaller/interior/ Exterior projects/Roofs

**Finta**( Homestead)- **in progress**- Chicken coop

**Brants**(-Wagon Trail)- **in progress**- master bedroom remodel

**Gioa**-( Sombrero) **in progress** Garage addition

### Landscape

**Carney**( Sombrero)-**in progress**-, landscape and fencing

**Wendling**( 4815 Bow Mar Drive)- **in progress**- landscaping

**Lightner** ( pinyon)-**in progress** major landscape-

### Projected new home, additions, small projects, landscape

**Carney**-(Sombrero)- **House addition**- Winter 2026

**Rivers/Meyers**- (4701 Homestead)- **interior remodel**-Winter 2026

**Brown**(4700 S. Sheridan)-**NEW HOME**- Spring 2026

## Completed Projects

**Fable** (4725 prospect)- **remodel and addition** -completed March 2025

**Hillhouse**( Sombrero Circle)- **replace hot water heater**-completed March 2025

**Ross**( Bow Mar Drive) **replace hot water heater**-completed March 2025

**Strecker**( 4950 Lakeshore)- **replace siding**-Completed March 2025

**Gunning**-5001 Bow Mar Drive)- **Helical piers**-completed March 2025

**BMOI**( Beach)-**bathroom Demo**- completed April 2025

**Zuppa**(5006 Aspen)- **replace sewer line**-completed March 2025

**Bachmann**-(Prospect)t - **new roof**-completed April 2025

**Finta**( 4511 Homestead)- **basement remodel**-Completed April 2025

**Turner** ( 5405 Sombrero) -/**finish basement**-completed April 2025

**Scyphers**(5150 Bow Mar Drive)- **-addition and full interior remodel**, Completed April 2025

**Sullivan**( 4440 Longhorn)-**new hot water heater**-completed April 2025

**Turner**( 5405 Sombrero)- **new fence**-completed April 2025

**Baker**(4720 Homestead) **addition to home**- Completed April 2025

**Sitole**( Skytrail) **roof replacement**- Completed April 2025

**Runge**(Bow Mar Drive)- **Landscaping**- completed May 2025

**Sullivan,Kathy**( 4440 Longhorn)- **New hot water heater**-completed May 2025

**Taylor**(4777 Wagon Trail) **new gas line**-completed May 2025

**Silliman**( 5005 Pinyon Drive) **New Fence**-completed May 2025

**Knox**( 4710 Prospect)-**2 Mini Splits**-completed June 2025

**BMOI**( Lakeshore Drive) **new bathrooms**-completed June 2025

**Carney** ( Sombrero) **New pool**- Completed June 2025

**Mckenna**(5425 Sunset)-**replace sewer line**-completed May 2025

**Breen**( 4665 S. Sheridan)-**New air conditioner**-completed June 2025

**Taylor**( 4777 Wagon Trail)-**gas line to fire pit**-completed June 2025

**Sowitch**- Sunset- **Repaint home** completed May 2025

**Hasemeyer**- 5001 Bow Mar Drive- **new sewer line**-completed June 2025

**Sullivan**( Frontier) - **landscape, new front walk, replace front door**-completed June 2025

**Schwartz**( 5475 Bow Mar Drive -**replace two furnaces**-completed June 2025

**Turner** (5405 Sombrero) **Landscaping**-completed June 2025

**BMOI**(Marston)- **Landscape berm by pickleball courts**-completed July 2025

**McLaughlin**( 5161 Lakeshore)-**Hot water heater**-completed June 2025

**Clainos**(5030 Aspen)- **major interior remodel**-completed July 2025

**McKissick**( 4925 Bow Mar Drive)-**Replace furnace and AC**-Completed July 2025

**Avseev**( 5420 Sombrero)- **Remove and replace fence**- Completed July 2025

**Peterson**( 5171 Juniper)- **gas line repair**-completed July 2025

**Attwood**(4600 Bow Mar drive) – **replace furnace** – July 2025

**Cullen** ( 4400 Sombrero Circle)- **new fence**- completed July 2025

**Pilgrim**( ( 5191 Bow Mar Drive) **Replace furnace**- Completed Aug 2025

**Ridley**( 5000 Pinyon Drive) – **replace AC and Furnace**- Completed Aug 2025

**Lightner**( 4801 Homestead) **Demolition of home**- Completed sept 2025

**Jenkins** ( 5025 Aspen) **Install 2 furnaces/2 AC- Completed** – September 2025

**Thurman**( 4901 Lakeshore) **Demo of existing home**-Completed Sep 2025

**Scyphers**( 5150 Bow mar Drive)- **Install solar panels**- Completed Aug 2025

**BMOI** ( 5395 Lakeshore) **pump house**- Completed Sep 2025

**Town of Bow Mar** (5151 Juniper) **Briana's Park** completed Sep 2025

**Carlson**( 4640 Frontier) **new roof**-completed September 2025

**Cullen**( Sombrero Circle)- **remodel and garage addition**-completed September 2025

**Mollenkopf**( 5240 Ridge Trail)- - **new roof**-completed September 2025

**Uhle** ( 4701 Prospect)- - **addition and interior remodel**-COMPLETED November 2025

**Mckissick**( Bow Mar Drive)- **install new hot water heater**- completed September 2025

**Reister**( Ridge Trail)- - **new addition/patio**-completed November 2025

**Baker**(Homestead) **front landscaping**-completed Nov 2025

**DesiLab,LLC**( 5330 Lakeshore)- **Front porch enclosure, interior remodel, outdoor kitchen**-  
Completed Dec. 2025

**Avseev( Sombrero) - landscaping,-Completed Nov 2025**

**Silliman( Pinyon) New Shed –Completed Dec 2025**

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**Town of Bow Mar Building Commissioner Report  
2025 s and Comparisons to Other years**

	2025	2024	2023	2022	2021	2020	2019	2018
<b>Building Permits Issued</b>	81	96	90	73	51	58	75	83
Total Permit Fee Costs collected	177,999.30 \$	192,640.10 \$	244,814.06 \$	145,177.19 \$	107,998.00 \$	93,475.72 \$	188,392.51 \$	94,375.63
Total Transportation Utility fees	129,285.28 \$	107,551.93 \$	169,642.89 \$	62,183.62 \$	65,020.24 \$	44,269.67 \$	59,760.90 \$	71,660.24
Total Licence Fees Collected	8,350.00 \$	10,800.00 \$	8,700.00 \$	4,550.00 \$	6,030.00 \$	3,880.00 \$	6,310.00 \$	7,590.00
<b>TOTAL COLLECTED</b>	<b>315,634.58 \$</b>	<b>310,992.03 \$</b>	<b>423,156.95 \$</b>	<b>211,910.81 \$</b>	<b>179,048.24 \$</b>	<b>108,574.43 \$</b>	<b>254,463.31 \$</b>	<b>173,625.88</b>
Total Cost Projections	13,394,817.70 \$	11,908,452.28 \$	17,970,911.95 \$	9,383,531.33 \$	4,672,456.40			

**RESOLUTION 2026- 01  
TOWN OF BOW MAR**

**A RESOLUTION APPOINTING A DESIGNATED ELECTION OFFICIAL AND AUTHORIZING  
THE CONDUCT OF A REGULAR ELECTION, TO BE CONDUCTED AS AN  
INDEPENDENT MAIL BALLOT ELECTION  
TO BE HELD APRIL 7, 2026**

**WHEREAS**, a regular election to be held on April 7, 2026 by the Town of Bow Mar (the “Town”) organized within the Counties of Arapahoe, Jefferson and Denver, State of Colorado, shall be conducted as an independent mail ballot election in accordance with Title 31, Article 10, Colorado Revised Statutes, known as the “Colorado Municipal Election Code of 1965”; and

**WHEREAS**, the terms of office of Bryan Sperry, Leslie Hinton, Jane R. Carlson, Dave Peterson, Chris Mease, Jim Chrisman, Liz Osborne - Manning will expire; and

**WHEREAS**, the Town’s Board of Trustees (“Board”) is authorized to designate an election official to exercise the statutory authority of the Board in conducting an election pursuant to the Colorado Municipal Election Code of 1965, and all laws amendatory thereof and supplemental thereto.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF BOW MAR THAT:**

Section 1. All action heretofore taken, not inconsistent with the provisions of this Resolution, by the Board thereof, directed towards the Election and the objects and purposes herein stated are, ratified, approved and confirmed.

Section 2. A regular election will be conducted by mail ballot and will be conducted by the appointed Designated Election Official (DEO), and the DEO is hereby authorized to conduct the Election on behalf of the Town.

Section 3. Sue Blair of Community Resource Services of Colorado is hereby appointed as the Town’s Designated Election Official to conduct the election in accordance with the Colorado Municipal Election Code of 1965 and all laws amendatory thereof and supplemental thereto.

Section 4. The Trustees of the Town are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution, as approved by the Town’s legal counsel.

Section 5. All orders, bylaws and resolutions, or parts thereof, in conflict with this Resolution, are hereby repealed.

Section 6. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. In the event there are not more candidates than seats to be filled, including candidates filing affidavits of intent to be write-in candidates, the Board hereby authorizes the DEO to cancel said election in accordance with law.

**ADOPTED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**TOWN OF BOW MAR**

By: \_\_\_\_\_  
Bryan Sperry, Mayor

Attested by: \_\_\_\_\_  
Sue Blair, Town Clerk



November 19, 2025

Board of Trustees  
Town of Bow Mar  
5395 Lakeshore Dr.  
Bow Mar, Colorado 80123

We are pleased to confirm our understanding of the services we are to provide the Town of Bow Mar for the year ended December 31, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Town of Bow Mar as of and for the year ended December 31, 2025. Accounting standards generally accepted in the United States of America (GAAS) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Town of Bow Mar's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, if applicable, we will apply certain limited procedures to the Town of Bow Mar's RSI in accordance with GAAS. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtain during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles (GAAP) and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis
- Budgetary Comparison Schedule – General Fund

We have also been engaged to report on the supplementary information other than RSI that accompanies the Town of Bow Mar's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and will provide an opinion on it in relation to the financial statements as a whole.

- Local Highway Finance Report

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue and auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the Town and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town of Bow Mar's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

We will also prepare (or assist in preparing) the financial statements of Town of Bow Mar in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. These other services are limited to the financial statements services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the Town from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the Town involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Town received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the Town complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with US-GAAP. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe that supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

**Engagement Administration, Fees, and Other**

We understand that your staff will prepare all cash or other confirmations we request and will assist in locating any documents selected by us for testing.

The audit documentation for this engagement is the property of Logan and Associates, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to certain governmental agencies or their designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Logan and Associates, LLC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to certain governmental agencies or their designee

Kyle Logan is the engagement partner and is responsible for supervising the engagement and signing the report. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, postage, copies, etc.) except that we agree that our gross fee, including expenses will not exceed \$7,200. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your staff and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

If the Town is required to perform a Single Audit, additional fees will be required, however, we will discuss the fees with management prior to our commencement of the Single Audit.

**Reporting**

We will issue a written report upon completion of our audit of Town of Bow Mar's financial statements. Our report will be addressed to the Board of Trustees of Town of Bow Mar. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the auditor are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the Town of Bow Mar and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely yours,

*Logan and Associates, LLC*

Logan and Associates, LLC

**RESPONSE:**

This letter correctly sets forth the understanding of the Town of Bow Mar.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_