

BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meeting

Tuesday, November 11th, 2025, at 9:00 AM

119 N. Wahsatch Ave.

Colorado Springs, Colorado 80903

and

Via tele/videoconference

<https://video.cloudoffice.avaya.com/join/109995525>

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 109-995-525



Board of Directors	Title	Term
Randle W Case II	President	May 2027
Bryan T Long	Vice-President	May 2027
Jim Byers	Treasurer	May 2027
Ray O'Sullivan	Secretary	May 2029
Robert Case	Assistant Secretary	May 2029

AGENDA

1. Call to order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of both October 14, 2025, Meeting Minutes and October 21, 2025 Meeting Minutes (enclosed)
5. Financial Matters
 - a. Approve Unaudited Financial Reports through October 31, 2025 (enclosed)
 - b. Ratify and Approve Payables through November 11th, 2025 (enclosed)
 - c. Public Hearing on 2025 Budget Amendment and 2026 Budget Adoption
 - i. Consider adoption of District Nos. 1, 2 and 3 Resolution Adopting Budget Amendment (if necessary, enclosed)
 - ii. Consider adoption of District No. 1, No. 2, and No. 3 Resolution to adopt the 2026 Budget, Appropriating Sums of Money for the 2026 Calendar Year and Certifying Mill Levies (enclosed)
6. District Manager Report
7. President of the Board Report
8. Detailed Discussion of Development Status Review
 - a. District Construction Updates – Chris Grundy
 - b. District Reimbursements and Recoveries
 - c. Discuss Drainage Channel Design
 - i. GEC & CD's
 - ii. Bonds and Agreements
 - iii. Construction Schedule

d. Cashflow review discussion

9. Development Updates

- a. Redemption Hill Church
- b. Challenger Homes
- c. Bradley Ridge
 - i. Discuss Credit on Pond dedication
- d. Premier Homes
- e. Commercial Site
- f. Lincoln Partners Multi-Family

10. Legal Matters

- a. Discuss Additional Property Annexation Into CCRs
- b. Ratify Estoppel and Subordination Agreement between District No. 2, Pikes Peak Real Estate Foundation, Inc., Colorado Housing Financing Fund (related to PILOT Lincoln Properties/Bradley Ridge Land LLC)

11. General/ Administrative Matters

- a. Discuss the status of the Service Plan Amendment for Provision of Alleyway O/M Services; Challenger Agreement to Pay Amendment and Reserve Study Costs/Retainer Deposit; First Quarter 2026 Challenger Home Closing Time Sensitivity
- b. Review and consider Approve the Regular Board Meeting Schedule for 2026
- c. Consider Approval of 2026 Joint Annual Administrative Resolution (separate cover)
- d. Review and Consider Approval of WSDM-District Managers Engagement Letter (separate cover)
- e. Consider Approval of Updated WBA, PC Engagement Letter Per HB25-1090 (separate cover)
- f. Review and Consider Approval to proceed with a 2025 Audit Exemption- District No. 1
- g. Review and Consider Approval of District 2 BiggsKofford 2025 Audit Engagement Letter
- h. Review and Consider Approval of District 3 BiggsKofford 2025 Audit Engagement Letter
- i. Discuss and approve authorization of 2026 SDA Membership
- j. Review and Consider Approval of 2026 General Liability Coverage with CSD Pool
- k. Review and Consider Approval of Worker's Compensation Coverage with CSD Pool (or waiver)
- l. Approval of Resolution Designating 2026 Meeting Notice Posting Locations (separate cover)

12. Other Business

- a. Next Regular Meeting scheduled: TBD

13. Adjourn

NOTICE OF REGULAR MEETINGS

NOTICE IS HEREBY GIVEN That the Board of Directors of **BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**, County of El Paso, State of Colorado, will hold a regular meeting at 9:00 AM on Tuesday, the 11th day of November, 2025, at 119 North Wahsatch Ave., Colorado Springs, CO 80903, and via tele/videoconferencing at the following: <https://video.cloudoffice.avaya.com/join/109995525> United States: [+1 \(213\) 463-4500](tel:+12134634500) Access Code: 109-995-525 for the purpose of conducting such business as may come before the Board including the business on the attached agenda. The meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS:
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3