

**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE  
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3  
HELD APRIL 8, 2025  
AT 9:00 AM**

Pursuant to posted notice, the regular meetings of the Board of Directors of the Bradley Heights Metropolitan District Nos. 1, 2 and 3 were held on Tuesday, April 8<sup>th</sup>, 2025, at 9:00 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and via tele/videoconference:  
<https://video.cloudoffice.avaya.com/join/451389423>.

**Attendance:**

In attendance were Directors:

Randle W Case II	President
Bryan T Long	Vice President
Ray O'Sullivan	Treasurer/ Secretary

Directors Attending Virtually:

Robert Case	Assistant Secretary
Jim Byers	Assistant Secretary

Also in attendance were:

Rebecca Harris	WSDM Managers
Amber Hardekopf	WSDM Managers
Sean Allen	White Bear Ankle & Waldron
Jeff Odor	Galloway
Chris Grundy	Grundy Construction Management and Consulting
David Neville	
Grace Covington	Covington Homes
Jack Mason	Mason Lands
Mike DeGrant	DeGrant Development Strategies, LLC
Nathan Steele	ROI
Paul Broussard	Premier Homes

Combined Meeting: The Board of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

**1. Call to Order:**

The meeting was called to order at 9:01 am by President Case II.

**2. Declaration of Quorum/Director Qualifications/ Disclosure Matters:**

President Case II indicated that a quorum of the Boards was present. He stated that each Director has been qualified as an eligible elector of the districts pursuant to Colorado law. The

Directors confirmed their qualifications. Ms. Harris informed the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. President Case II inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of Agenda:

Director Rob Case moved to approve the Agenda presented; seconded by Director Long. The motion passed unanimously, with Director O'Sullivan excused.

4. Approval of March 11, 2025 Board Meeting Minutes:

After review, Director Long moved to approve the March 11, 2025, Board Meeting Minutes as presented, seconded by Director Rob Case. The motion passed unanimously. Director O'Sullivan joined the meeting.

5. Financial Matters:

- a. Discuss Colorado Center Invoices: No. 2025-01.07 (installation of metering manhole well instrumentation); No. 4012025 (conversion of water): After discussion the Board directed Ms. Harris to get in touch with Mr. Testa at Colorado Centre to clarify there will be no more invoicing and if there is to have coordination with the Bradley Heights Metropolitan District prior to expenses being spent.
- b. Approve Unaudited Financial Reports through March 31, 2025: Ms. Harris presented the unaudited financials. After discussion and recommendation to separate out on the District No. 2 Balance sheet the restricted funds from Operating, Director Long moved to approve the Unaudited Financial Reports through March 31, 2025 as amended; seconded by Director O'Sullivan. Motion passed unanimously.
- c. Ratify and Approve Payables through April 8, 2025: Ms. Harris presented the Payables for the period. After discussion, O'Sullivan motioned to approve the payables as presented and authorize district No. 2 utilities to be set up on Auto-Payment; seconded by Director Long. Motion passed unanimously.
- d. Review Developer Advance Invoicing; Consulting Service to stop April 30, 2025, for non-payment: Ms. Harris reviewed the status of Developer advance invoicing and Management will stop providing services as of April 30 if no payments are made. She also reported they are working with Legal counsel to figure out a payment method through project related funding.

6. District Manager's Report:

- a. Update on New Development: Ms. Harris provided an update we are still waiting on pending plats and associated fees.

7. President of the Board Report: Director Case II provided an update regarding the Meadow Works development in the adjacent area. Ms. Covington from Covington Homes also provided

an update on the Meadow Works development. The area has been graded and Covington Homes/Empire is now working on the retention pond, the offsite electrical and the on-site storm sewer. Waterview North will see development in the late fall.

8. Detailed Discussion of Development Status Review:

- a. Discuss Drainage Channel Design and Financing: Mr. Grundy presented the update. After discussion, Director O'Sullivan moved to approve change order #39 in the amount of \$24,000.00 to add fiber mesh to sidewalks as per the new specifications required by the city of Colorado Springs; Director Long seconded. The motion passed unanimously.
- b. Engineering Update
  - i. Schedule: No update provided.
- c. Plan Updates
  - i. Roadway/Utility/Storm Water: After discussion Director O'Sullivan motioned to approve Frazee's request for additional mobilization in the amount of \$3,250.00 in order to connect the 16" water line at the intersection of Foreign Trade Zone and Drennan Rd. Motion seconded by Director Long. Motion passed unanimously.
  - ii. Sanitary Sewer outfall update: No update provided.
- d. Construction Schedule/Construction Contracts Approval/Ratify/Pre-Approval: after discussion it was motioned by Director O'Sullivan to approve contract with Naranjo subject to satisfying the required appropriations clause in the statute. Motion seconded by Director Long. Motion passed unanimously.
- e. Update on Construction Budget and Cash Flow: Mr. Odor provided an update regarding incoming drainage fees funding future construction costs of the project phases.
- f. Update on Reimbursement costs: Mr. DeGrant provided an update regarding upcoming coordination with Mr. Allen of White Bear to get written deeds for land swaps with the Boy Scouts.

9. Development Updates

- a. Stockpile Removal/Placement on Park and School Sites: Director O'Sullivan updated the board that he will follow up with the Superintendent of the contractor for Filing 5 to determine if the stockpile has been moved.
- b. Bradley Heights Filing 5B Inlet discussion: After discussion Director O'Sullivan motioned to approve an amount not to exceed \$5,000.00 for the removal of the inlet. Motion was seconded by Director Long. Motion passed unanimously.
- c. Redemption Hill Church: Ms. Harris updated the board that she is working with Mr. Odor and Mr. DeGrant to provide an analysis of reimbursement costs owed to the District.
- d. Challenger Homes: No update provided.
- e. Bradley Ridge: Director O'Sullivan provided the update regarding Filing 6 getting approved, with plating to begin in May.

10. 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: No Update Provided.

11. Other Business:

- a. New board members will be elected in May. Oaths of Office and Conflict Disclosures from White Bear will need to be signed by new board members in order for them to be permitted to vote at the next meeting.

12. Adjourn: President Case II adjourned the meeting at 2:02pm.

- a. Next Regular Meeting scheduled: May 14<sup>th</sup>, 2025 at 9am.

*Rebecca Harris*

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 8, 2025, REGULAR JOINT MEETING MINUTES OF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS 1 -3.

*Raymond O'Sullivan*

Raymond O'Sullivan (Jun 23, 2025 03:42 MDT)

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Approved by: Secretary of the Board










# BHMD 1-3 Minutes 4-8-2025

Final Audit Report

2025-06-23

Created:	2025-06-18
By:	Rebecca Harris (rebecca.h@wsdistricts.co)
Status:	Signed
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## "BHMD 1-3 Minutes 4-8-2025" History

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