

**MINUTES OF THE SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3
HELD May 21, 2025
AT 9:30 AM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Bradley Heights Metropolitan District Nos. 1, 2 and 3 were held on Wednesday, May 21, 2025, at 9:30 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and via tele/videoconference:
<https://us06web.zoom.us/j/87084804911?pwd=q046ZPWOaJ0M5eJXIlaoNEiP8B06Af.1>

Attendance:

In attendance were Directors:

Randle W Case II	President
Bryan T Long	Vice President
Ray O'Sullivan	Secretary
Robert Case	Assistant Secretary
Jim Byers	Treasurer

Directors Attending Virtually:

Also in attendance were:

Amber Hardekopf	WSDM Managers
Sean Allen	White Bear Ankle & Waldron
Jeff Odor	Galloway
Chris Grundy	Grundy Construction Management and Consulting
David Neville	
Mike DeGrant	DeGrant Development Strategies, LLC
Nathan Steele	ROI
Rob Fuller	ROI
Ryan Case	Case International
Paul Broussard	Premier Homes

Combined Meeting: The Boards 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 9:30 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. Mr. Allen informed the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Allen 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:

Upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

4. Consider Election of Officers: Following discussion, upon a motion duly made and seconded, the Boards unanimously elected Jim Byers to Treasurer and Ray O'Sullivan to Secretary.

5. Approval of April 8, 2025 Board Meeting Minutes:
Item was tabled.

6. Financial Matters:

- a. Approve Unaudited Financial Reports through April 30, 2025: The unaudited financial reports through April 30, 2025 were not available for approval.
- b. Ratify and Approve Payables through April 8, 2025: After discussion, upon a motion duly made and seconded, the Boards ratified and approved those payables that occurred within the normal course of business and are within the approved budget of the Districts.
- c. Review Developer Advance Invoicing; WSDM services suspended on April 30, 2025: The Boards noted the impacts of service interruptions and discussed funding advances to reinstate WSDM management services. It was noted that Challenger Homes and ROI have yet to pay their developer advance invoices which negatively impacts the Districts and contributes to the service providers suspending services.

7. District Manager's Report:

- a. Discuss Drainage Channel Financing: No update.
- b. Update on New Development: Director O'Sullivan provided an update on Bradley Ridge projects. The Boards discussed future eligible public improvement costs that are/will be in excess of current project fund and acknowledged reimbursement thereof, if any, will be contingent on District funding and will require the developers to enter into public improvement acquisition and reimbursement agreements with the Districts and having the improvement costs certified by the District engineer and approved by Districts.

8. President of the Board Report: President Case II gave a high level report regarding development within the Districts.

9. Development/Public Improvement Construction Status Review:

- a. Engineering Update
 - i. Schedule: Mr. Grundy provided a summary of the monthly report, including construction progress, pay applications, and change orders.
- b. Plan Updates
 - i. Roadway/Utility/Storm Water: No update.
 - ii. Channel design/ construction (Naranjo): Mr. Grundy and Mr. Odor discussed the status of the channel design and construction project. It was noted that the Districts have appropriated funds on hand for the construction of Phase 1 of the channel project, but the Phase 1 start date of June 2, 2025 will be delay to July 7, 2025 to allow for the completion of landowner agreements and the City's approval of the Grading and Erosion Control Plan. Mr. Grundy and Mr. Odor noted that cash flow projections are based on the platting forecast, and delays in platting by developers will result in delays in the Districts' platting cashflow which will negatively impact construction for lack of fund appropriation.
The Board authorized the drafting and entering into the necessary Landowner Agreements relative to the channel construction, staging and grading needs.
 - iii. 24" and 16" Waterline update: Mr. Grundy reported that Phases 1 and 2 of the watermain project is complete and the project has been submitted to Colorado Springs Utilities for acceptance.
 - iv. Sanitary Sewer outfall update: Tabled
- c. Construction Schedule/Construction Contracts Approval/Ratify/Pre-Approval: Tabled
- d. Update on Construction Budget and Cash Flow; Approval of construction invoices/ pay applications: Tabled
- e. Update on Reimbursement costs: Tabled
- f. Redemption Hill Church and Reimbursement to District Tabled
- g. Challenger Homes: Tabled
- h. Bradley Ridge: No additional updates.

10. General/Administrative Matters Tabled - The Boards tabled discussion and action on items 10.a. though 10.g. until payment is provided to WSDM to resume management services

- 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:
- b. Pending Architectural submission requests need review and response to residents.
- c. Covenant violation letters and fines:
- d. Receiving customer payments and Assist customer with daily calls and emails:
- e. Performing billing services for residents:
- f. Website ADA Compliance for July 1, 2025:
- g. Monitor, track, and comment on buckslips for new developments to pay District development fee and pledge revenue to Bond

11. Adjourn:

Rebecca Harris

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL May 21, 2025, SPECIAL JOINT MEETING MINUTES OF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS 1 -3.

Raymond O'Sullivan

Raymond O'Sullivan (Jun 23, 2025 03:44 MDT)

Approved by: Secretary of the Board










BHMD 1-3 Minutes 5-21-2025

Final Audit Report

2025-06-23

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