

**MINUTES OF THE SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS OF THE  
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3  
HELD JUNE 18, 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 Wednesday, June 18<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
Sean Allen	WBA Local Government Law
Jeff Odor	Galloway
Chris Grundy	Grundy Construction Management and Consulting
David Neville	
Mike DeGrant	DeGrant Development Strategies, LLC
John Radcliff	Galloway
Jason H.	Member of the Public

**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 9:02 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 Long moved to approve the Agenda as amended moving items 9 and 10 up; seconded by Director Rob Case. The motion passed unanimously.
4. Approval of April 8, 2025 and May 21, 2025 Board Meeting Minutes:  
After review, Director Rob Case moved to approve the Board Meeting Minutes as presented, seconded by Director Long. The motion passed unanimously.
5. Financial Matters:
  - a. Approve Unaudited Financial Reports through May 31, 2025: Ms. Harris presented the unaudited financials. After discussion, Director Rob Case moved to approve the Unaudited Financial Reports through May 31, 2025, as presented; seconded by Director Byers. Motion passed unanimously.
  - b. Ratify and Approve Payables through June 18, 2025: Ms. Harris presented the Payables for the period. After discussion, Director O'Sullivan motioned to approve the payables as amended to include payment for Drexel Barrel invoices not to exceed \$10,000; seconded by Director Rob Case. Motion passed unanimously.
  - c. Discuss payable process: Ms. Harris discussed the change in the payables process now that Director Byers is Treasurer.
6. District Manager's Report: No update.
7. President of the Board Report: No Update.
8. Detailed Discussion of Development Status Review:
  - a. Discuss Drainage Channel Design and Financing: Mr. Odor provided a detailed review of the current cash flow projections providing analysis on estimated revenue funds.
  - b. Engineering Update
    - i. Schedule: Mr. Grundy provided an update on Naranjo's estimated schedule to start construction on the channel improvements.
  - c. Plan Updates
    - i. Roadway/Utility/Storm Water: No update provided.
    - ii. Sanitary Sewer outfall update: No update provided.
  - d. Construction Schedule/Construction Contracts Approval/Ratify/Pre-Approval: Mr. Odor provided an update.
  - 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. Odor provided an update regarding coordination with general counsel for conveyance deeds to accomplish the land swaps necessitated by the channel installation.

9. Development Updates

- a. Review and consider acceptance for Bradley Ridge West and East Drainage Easements: After discussion the Board agreed to table this discussion until further review can be done regarding installation costs.
- b. Redemption Hill Church: Mr. Odor provided a brief update on coordination with the Church on the land swaps and drainage fees.
- c. Challenger Homes: No update provided.
- d. Bradley Ridge: Director O'Sullivan provided the update regarding Filing 6 in final stages for approval with the City.

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: Discussion was tabled.
- b. Consider adoption of 2025 Amended and Restated Annual Administrative Resolution: Discussion was tabled.
- c. Consider adoption of Amended and Restated Public Records Request Policy: Discussion was tabled.

11. Other Business:

12. Adjourn: President Case II adjourned the meeting at 10:00am.

- a. Next Regular Meeting scheduled: July 8<sup>th</sup>, 2025 at 9am.

A handwritten signature in black ink, appearing to read "Raymond Osullivan".

Raymond Osullivan (Jul 8, 2025 12:37 MDT)

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 18, 2025, REGULAR JOINT MEETING MINUTES OF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS 1 -3.

A handwritten signature in black ink, appearing to read "Rebecca Harris".

Approved by: Secretary of the Board












# BHMD 1-3 Minutes 6-18-2025

Final Audit Report

2025-07-08

Created:	2025-07-08
By:	Rebecca Harris (rebecca.h@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAy1ZXch35r_0ct-kzrryWQr-crhm1jo3o

## "BHMD 1-3 Minutes 6-18-2025" History

-  Document created by Rebecca Harris (rebecca.h@wsdistricts.co)  
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-  Document emailed to rayosulli@gmail.com for signature  
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-  Document emailed to Rebecca Harris (rebecca.h@wsdistricts.co) for signature  
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-  Email viewed by rayosulli@gmail.com  
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-  Email viewed by Rebecca Harris (rebecca.h@wsdistricts.co)  
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-  Document e-signed by Rebecca Harris (rebecca.h@wsdistricts.co)  
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-  Signer rayosulli@gmail.com entered name at signing as Raymond Osullivan  
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-  Document e-signed by Raymond Osullivan (rayosulli@gmail.com)  
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