

BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meeting

Tuesday, April 8, 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 Director	Title	Term
Randle W Case II	President	May 2027
Bryan T Long	Vice-President	May 2027
Ray O'Sullivan	Treasurer/ Secretary	May 2025
Robert Case	Assistant Secretary	May 2025
Jim Byers	Assistant Secretary	May 2027 (appointment to May 2025)

AGENDA

1. Call to order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of March 11, 2025 Meeting Minutes(enclosed)
5. Financial Matters
 - a. Discuss Colorado Center Invoices: No. 2025-01.07 (installation of metering manhole well instrumentation); No. 4012025 (conversion of water)
 - b. Approve Unaudited Financial Reports through February 28, 2025 (enclosed)
 - c. Ratify and Approve Payables through April 8, 2025 (enclosed)
 - i. Review and consider approval for Trash and Utilities to be set up on auto-pay
 - d. Review Developer Advance Invoicing; Consulting Services stop April 30, 2025
6. District Manager Report
 - a. Update on New Development
7. President of the Board Report
8. Detailed Discussion of Development Status Review
 - a. Discuss Drainage Channel Design and Financing
 - b. Engineering Update
 - i. Schedule
 - c. Plan Updates
 - i. Roadway/ Utility/ Storm Water
 - ii. 24" and 16" water line update
 - iii. Sanitary Sewer outfall update
 - d. Construction Schedule/Construction Contracts Approval/Ratify/Pre-approval
 - e. Update on Construction Budget and Cash flow
 - f. Update on Reimbursement costs

9. Development Updates
 - a. Stockpile Removal/Placement on Park and School Sites
 - b. Bradley Heights Filing 5B Inlet discussion
 - c. Redemption Hill Church
 - d. Challenger Homes
 - e. Bradley Ridge
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
11. Other Business
 - a. Next Regular Meeting scheduled: May 13, 2025, at 9:00 a.m.
12. Adjourn

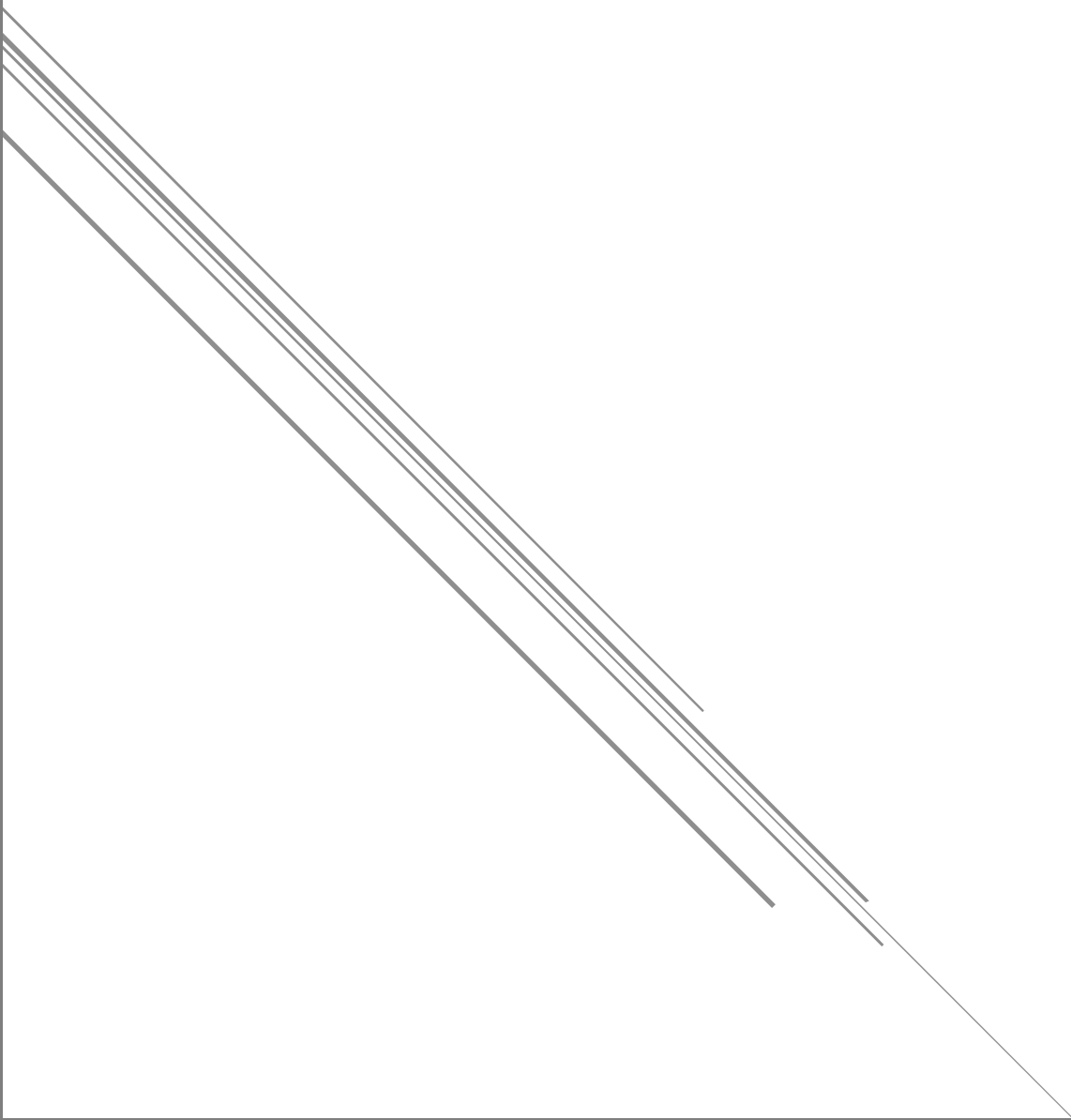
NOTICE OF REGULAR MEETINGS

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 8th day of April, 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 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



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**MINUTES OF THE REGUAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3
HELD March 11, 2025
AT 9:00 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 Tuesday, March 11, 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

Directors Attending in Person:

Randle Case II, President
Bryan Long, Vice President

Directors Attending Remotely:

Robert Case, Assistant Secretary
Jim Byers, Assistant Secretary

Ray O'Sullivan, Treasurer (Excused Absence)

Also in attendance were:

Rebecca Harris, WSDM District Managers
Jeff Odor, Matrix Design

Also in Attendance Remotely:

Amber Hardekopf, WSDM District Managers
Danielle Daigle-Chavez, WSDM District Managers
Sean Allen, White Bear Ankele Tanaka & Waldron, PC Legal Counsel
Ryan Case, Case International
Nicole Schanel, Matrix Design Group
David Neville
John Radcliff, ROI
Mike DeGrant, DeGrant Development Strategies, LLC

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 9:00 a.m. 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: Agenda was amended to add item 9-d, Galloway's contract for services. Director Long moved to approve the Agenda as amended, seconded by Director Robert Case. Motion passed unanimously.
4. Approval of February 11, 2025, Regular Meeting Minutes: After review, Director Long moved to approve the minutes as amended, seconded by Director Byers, motion passed unanimously. Approval of February 20th, 2025 Continued Meeting Minutes: After review, Director Long motioned to approve the minutes as amended, seconded by Director Case, motion passed unanimously.
5. Financial Matters
 - a. Discuss Colorado Centre Invoice number 2025-01.07. After discussion, it was directed by the Board that Ms. Harris will coordinate with Mr. Allen of White Bear Ankele Tanaka & Waldron to engage with Colorado Centre contesting the District's alleged obligation for Colorado Centre's costs associated with its installation of the transmitter on the metered manhole, which is deemed as not required by the IGA as advised by the District's General Contractor. Motioned by Director Byers, seconded by Director Long, passed unanimously.
 - b. Approve Unaudited Financial Reports through February 28, 2025. After review, motion to approve was brought by Director Byers and seconded by Director Long, motion passed unanimously.
 - c. Ratify and Approve Payables through February 11, 2025. Motioned to approve Payables as presented was made by Director Long, seconded by Director Case, motion passed unanimously.
 - d. Review status of past due O&M expenses; developer advance needed. Ms. Harris stressed that management, accounting and general counsel services will stop as of April 30th if outstanding bills have not been paid which are up to seven (7) months past due and materially delinquent. Discussion was had and it was resolved that Ms. Harris, President Randy Case, Director O'Sullivan and Mr. Radcliffe will initiate a call with ROI to communicate the need for timely developer advances and that the Districts are facing a stoppage of services due to the lack of payment to its service providers. Ms. Harris will provide a summary to all Developers on new advances needed and distribute amongst the developers.
6. District Manager Report
 - a. Discuss Drainage Channel Financing: Update to be provided later during Section 8, ii, Cash Flow.
 - b. Update for Covenants and Architectural Submissions: Ms. Harris updated the board that new plats are ready to be recorded and as such she is informing the landowners and developers that they will need to either adopt their own CCR's or annex into the existing CCR's

- c. Update on New Development. Ms. Harris explained that Filing 5A has been platted and 5B and 5C are still in review. President Case II updated the Board that an additional connection running east west at Bradley Rd has been suggested.
7. President of the Board Report: President Case II reported regarding a heavy amount of development currently underway in the area surrounding the Metro to include electrical work at the Horizon View Substation, gas line work, a newly built warehouse, a Park and Rec Metro and the Norwood development being graded. President Case II will be looking into advance recovery reimbursement for any potential connection to the 24" water line.
8. Detailed Discussion of Development Status Review
- a. Engineering Update
 - i. Schedule: Update provided by Mr. Odor. Additional work has been done on the metered manhole, Wildcat infrastructure work is being wrapped up along Bradley Rd. by mid-April, and the Frazee water main work is closed out, with the exception of the 16" line due to CSU.
 - ii. Cash Flow: Mr. Odor detailed that of the 2 million required to move forward with Naranjo, 1.3 million is currently available, and therefore funds due to the Metro from CSU or Redemption Hill Church will be required prior to the anticipated June 2nd start date. Mr. DeGrant contributed that he will speak with involved parties to escalate the need for a traffic light at Bradley Rd and Bradley Landing prior to changes in membership for the City Council.
 - b. Plan Updates:
 - i. Roadway/ Utility/ Storm Water: no additional update provided.
 - ii. Channel design: no additional update provided.
 - iii. 24" and 16" water line update: No additional update provided.
 - iv. Sanitary Sewer outfall update: no additional update provided.
 - c. Construction Schedule/Construction Contracts Approval/Ratify/Pre-approval: No additional updates provided.
 - d. Update regarding Construction Budget: Mr. DeGrant requested that Mr. Odor provide a Master Drainage Basin Map to be able to bill those benefiting from the Drainage Channel appropriately per acreage. President Case II informed the Board that the bond is needed to be in place by May and as such requested that this project be completed within the next 10 days.
 - e. Redemption Hill Church. Ms. Harris provided an update that she has a meeting with Mr. Walker on Friday and will have the invoice out on Monday at the latest.
 - f. Challenger Homes: No additional update provided.
 - g. Bradley Ridge: No additional update was provided.
9. General/ Administrative Matters
- a. Review and consider acceptance for HBS trash service contract for Filings 5A, 5B and 5C (under separate cover.): Ms. Harris informed the Board that the trash service contract for Filings 5A, 5B and 5C has been reviewed and revised by legal counsel and the revisions were accepted by HBS. Motion to accept the contract was made by Director Long, seconded by Director Case, motion passed unanimously.
 - b. Discuss the status of the Service Plan Amendment.
 - i. Review and discuss the Memo on Service Plan Amendment Preparation (enclosed): Ms. Harris updated the Board regarding Challenger's offer to fund the Service Plan Amendment. Ms. Harris determined she will engage Challenger with a letter agreement to establish a retainer to pay the legal costs associated with the

Service Plan Amendment. After discussion, Director Long motioned to move forward with this direction. Motion was seconded by Director Case. Motion passed unanimously, with Director Byers recused.

- c. Review and consider approval of proposal for Special Counsel for Delinquent Fee Collections and Foreclosure Matters; Special Counsel for Covenant and Design Guideline Enforcement Matters: After review of legal proposals brought to the Board by Ms. Harris, Director Long motioned to accept the contract from Orten, Cavanagh, Holmes and Hunt. Motioned seconded by Director Byers, passed unanimously.
- d. Galloway Proposal: After discussion, Director Long motioned to engage Galloway for engineering services subject to legal counsel review. Seconded by Director Case. Motion passed unanimously.

10. Other Business

- a. Next Regular Meeting scheduled: April 8, 2025, at 9:00 a.m.

11. Adjourn: President Case II moved to adjourn the meeting at 10:54 a.m.

Respectfully submitted,

By: Recording Secretary