

**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3
HELD OCTOBER 14, 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, October 14th, 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	
Robert Case	Assistant Secretary	Attended Virtually
Ray O'Sullivan	Treasurer/ Secretary	
Bryan T. Long	Vice President	
Jim Byers	Assistant Secretary	Attended Virtually

Directors Excused:

Also in attendance were:

Rebecca Harris	WSDM Managers
Danielle Daigle-Chavez	WSDM Managers
Sean Allen	WBA, PC
Jeff Odor	Galloway
Chris Grundy	Grundy Construction Management and Consulting
David Neville	
Mike DeGrant	DeGrant Development Strategies, LLC
John Radcliff	Galloway
Rob Davenport	Lot Loan Lender I LLC
Noah Olson	Matrix Design
Paul Broussard	Premiere Homes
Mike Davidson	Empire 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 9:00 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 O'Sullivan moved to approve the Agenda as presented; seconded by Director Long. The motion passed unanimously.
4. Approval of September 9, 2025 Board Meeting Minutes:
After review, Director O'Sullivan moved to approve the Board Meeting Minutes as presented, seconded by Director Rob Case. The motion passed unanimously.
5. Financial Matters:
 - a. Approve Unaudited Financial Reports through September 30, 2025: Ms. Harris presented the unaudited financials. After discussion, Director O'Sullivan moved to approve the Unaudited Financial Reports through September 30, 2025, as presented; Director Long. The motion passed unanimously.
 - b. Ratify and Approve Payables through October 14th, 2025: Ms. Harris presented the Payables for the period. After discussion, Director O'Sullivan motioned to approve the payables as presented, seconded by Director Rob Case. Motion passed unanimously.
 - c. Review Draft 2026 Budget: Ms. Harris presented the draft 2026 Budget. Ms. Harris highlighted a new fee that will be collected for Filings 5a, 5b, and 5c in 2026 for the private alleyway maintenance, and also that the 2026 Mill Levies will increase slightly.
6. District Manager's Report: Ms. Harris presented the Manager's Report. Covenant Enforcement drives will be reduced to once monthly through the upcoming autumn winter and spring months. Ms. Harris and Mr. Allen have sent out a draft agreement to Challenger for the Service Plan amendment for private alleyway maintenance. Once Challenger's edits have been received, the agreement will be presented to the Board.
7. President of the Board Report: No Update.
8. Detailed Discussion of Development Status Review:
 - a. District Construction Updates: Mr. Grundy provided the update. A new city road inspector has been assigned to the Bradley Heights project, and the drainage inspection will have to be redone as the previous letter of inspection was lost by the city. The land

bridge was reportedly involved in an auto accident. The land bridge must be removed in order for the city to accept the roads. Pond #5 needs stormwater repair work as two of the pond's channels have erosion control issues. After discussion, Director O'Sullivan motioned to approve repairs to the channel in the amount of \$75,128.00, seconded by Director Long. Motion passed unanimously. Galloway met with Erin Powers from SWENT, and they are open to a temporary settlement basin for the time being, where Pond #4 will eventually be constructed. After review, Director Long motioned to approve a preliminary clean-up design of Pond #4, in an amount NTE \$12,000.00, seconded by Director O'Sullivan. Motion passed unanimously.

- b. District Reimbursements and Recoveries. Mr. Odor updated the Board that assurances have been fully posted with the city.
- c. Discuss Drainage Channel Design: Mr. Grundy provided the update. The city of Colorado Springs has requested an application for a revocable permit for channel construction and improvement for the next 25 years on the land parcel at the north end of the channel, south of Bradley Rd.
 - i. GEC & CD's: Mr. Olson and Mr. Odor provided the update. Naranjo has GEC approval and can begin the grading.
 - ii. Bonds and Agreements: Mr. Odor provided the update that Director O'Sullivan has posted the first Bond for Filing 5 and on behalf of Lincoln Properties for the multi-family development.
 - iii. Construction Schedule: Mr. Odor updated the Board that the agreement with the Boy Scouts of America has been fully executed. The payment for fiber optic has been made to Lumen.
- d. Cashflow review discussion: Discussion was had regarding the delay in the payment of \$1,000,000.00 from Redemption Hill Church affecting the cash flow for the channel construction. Director O'Sullivan discussed deferring Campo Drive construction to Filing 2, which would delay the \$600,000.00 expenditure. Mr. Odor updated the Board with a detailed scope of reimbursement for Filing 5 requested by RJMJ. After discussion, Director Long motioned to continue the meeting on October 21st at 2:30 pm, seconded by Director Rob Case. Motion passed unanimously.

9. Development Updates

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

10. Legal Matters:

- a. Discuss Additional Property Annexation Into CCRs

11. General/Administrative Matters

- a. Discuss 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:

12. Other Business

- a. Next Meeting Scheduled: October 21, 2025, at 2:30 pm.

13. Adjourn: President Case II adjourned the meeting at 10:19 am.

Danielle Daigle-Chavez

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 14, 2025, REGULAR JOINT MEETING MINUTES OF THE BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS 1 -3.

Ray O'Sullivan

Ray O'Sullivan (Nov 11, 2025 14:22:03 MST)

Approved by: Secretary of the Board