

**MINUTES OF THE CONTINUED BOARD MEETING OF THE BOARD OF
DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3
HELD OCTOBER 21, 2025
AT 2:30 PM**

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, October 21st, 2025, at 2:30 p.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	
Ray O'Sullivan	Treasurer/ Secretary	
Jim Byers	Assistant Secretary	Attended Virtually
Rob Case	Assistant Secretary	Attended Virtually

Directors Excused:

Bryan Long	Vice President
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Also in attendance were:

Rebecca Harris	WSDM Managers
Sean Allen	WBA, PC
Jeff Odor	Galloway
Ryan Case	Case, International
Jay O'Sullivan	RJMJ
Robert Irwin	RJMJ

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 2:46 pm 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:

President Case II moved to approve the agenda as presented, seconded by Director O'Sullivan. Motion passed unanimously.

4. Review and consider approval of RJMJ Reimbursement Request: Mr. Odor presented the request memo, and Director O'Sullivan presented his case for reimbursement.

After discussion, Director Byers motioned to approve the pond assessments per the schedule that was published, assessing RJMJ's approximately 37.92 acres and subtracting the same assessment for Pond 1 and Pond 5 for the 17.88 acres for the school dedication for a final school credit calculation of \$219,837.80. RJMJ will pay the pond assessment fee of TBD dollars for the school site filing 5 plat, excluding Lot 40's school acres, seconded by President Case II. Motion passed with Director O'Sullivan abstaining.

After review, President Case II motioned to approve a reimbursement credit to RJMJ for Tract D in the amount of \$248,925.01, subject to verification of the Board receiving a like-kind appraisal of nearby property, seconded by Director Byers. Motion passed with Director O'Sullivan abstaining.

After discussion, Director Byers motioned to approve reimbursement to RJMJ for the west improvement of the storm drain and the authorization of Mr. Odor to coordinate with Matrix Design to establish the reimbursement amount, seconded by President Case II. Motion passed with Director O'Sullivan abstaining.

After review of the drainage easement reimbursement request, President Case II motioned to approve reimbursement to RJMJ for the drainage easement, subject to final recordation of the final extended easement in the amount of \$686,192.81, seconded by Director Byers. Motion passed with Director O'Sullivan abstaining.

After discussion, Director Byers motioned to approve to reimburse RJMJ for direct expenses incurred totaling \$44,554.00, seconded by President Case II. Motion passed with Director O'Sullivan abstaining.

5. 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; First Quarter 2026 Challenger Home Closing Time Sensitivity: Ms. Harris provided the update. Ms. Harris and Director Byers will

coordinate the final touches on the agreement, and it will be sent by the end of the week.

6. Other Business

- a. Next Regular Meeting scheduled: November 11th, 2025, at 9:00 a.m. (Annual Meeting, Regular Meeting, and Budget Hearings)

7. Adjourn. Director O'Sullivan motioned to adjourn the meeting at 3:35 p.m., seconded by President Case II.

Danielle Daigle-Chavez

Submitted by: Recording Secretary

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

Ray O'Sullivan

Ray O'Sullivan (Nov 11, 2025 14:21:02 MST)

Approved by: Secretary of the Board