



**MINUTES OF THE CONTINUED BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
HELD SEPTEMBER 28, 2021
AT 9:00 AM**

Pursuant to posted notice, the continued meetings of the Board of Directors of the Bradley Heights Metropolitan District Nos. 1, 2 and 3 were held on Tuesday, September 28, 2021 at 9:00 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and at the tele/videoconference platform of GoToMeeting link: <https://global.gotomeeting.com/join/547622885>

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President
Lindsay Case, Treasurer/Secretary (excused)
Robert Case, Assistant Secretary (by phone)
Ray O'Sullivan, Assistant Secretary

Also in attendance were:

Kevin Walker, WSDM, District Manager
Eric Smith, Interim District Engineer
David Neville, Kiemele Family Partnerships (by phone)
Nate Mast, Challenger (by phone)
Jim Byers, Challenger (by phone)
Ken Huhn (by phone)
Anthony Gordon (by phone)
Jeff Odor, Matrix

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 by President Case II at 9:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Case II indicated that a quorum of the Boards was present and stated that each Director has been qualified as an eligible elector of the Districts pursuant to Colorado law. The Directors confirmed their qualification. Mr. Allen advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Walker 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. Mr. Allen inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to 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: There was no discussion.
4. Approval of the August 10, 2021 Meeting Minutes: There was no discussion.
5. Bond Issue Matters
 - a. Project Funds in Account: There was no discussion.
 - b. Requisition Process: There was no discussion.
6. District Manager Report
 - a. Budget Process for 2022 November 9 Meeting Date Projection: There was no discussion.
7. President of the Board Report: There was no discussion.
8. Development Status Review
 - a. Engineering Update: There was no additional discussion.
 - Phasing, Priorities, Contractor selection process
 - Proposal for Construction Management and Engineering
 - Project Operations Manual
 - Topographic Survey
 - b. Plan Updates: There was no additional discussion.
 - Traffic Study review and approval to submit
 - Utility Update – water line
 - MDDP
 - c. Redemption Hill Church: The Board discussed the roadway entry to the Church and a concern with the left turn lane from the entry.
 - d. Challenger Homes: Mr. Byers reported they are still on track to start earth work in December which will take 3 to 4 months. He anticipates wet utility work to begin in early Spring. Mr. Byers discussed the entitlements and submittals to the City and noted they are a week away from comments on the second submittal. The Board engaged in discussion regarding the timing of plats.
 - e. Bradley Ridge: Director O'Sullivan reported they are in contract for 300 acres and have laid out contracts to initiate and expedite the mapping for several hundred lots. He expects to have the mapping done on 100 acres of residential parcels on the north side done next Summer as well. Director O'Sullivan requested that Matrix put together a proposal to design that portion of the road and corresponding grading plan and coordinate with Galloway. The Board engaged in detailed discussion regarding the utility plans. Director O'Sullivan left the meeting due to another obligation.

Mr. Smith engaged in discussion with the Board regarding the topographic survey and design work. Mr. Smith suggested using Galloway's topographic survey for Challenger's design work. Mr. Byers confirmed he had no issue with that. The Board directed Mr. Smith to move forward with Galloway subject to legal final documentation.

Mr. Neville commented on the roadway design and wanted to note the remaining Kiemele sliver parcel. Mr. Smith and the Board engaged in discussion regarding monument signage at three locations for the Bradley Heights development. Mr. Smith will present concepts to the Board at the next meeting.

9. Financial Matters
 - a. Approve Unaudited Financial Reports for August 31, 2021 and Payables for August 31, 2021: There was no discussion.
10. Other Business
 - a. Next Regular Meeting Date is scheduled for October 12, 2021 at 9:00 a.m.
11. Adjourn: The Board adjourned the meeting at 10:39 a.m.

Respectfully Submitted,

Kristina Kulick

By: Kristina Kulick for the Recording Secretary