



**MINUTES OF THE REGULAR BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
HELD OCTOBER 12, 2021
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 12, 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
Robert Case, Assistant Secretary (by phone)
Ray O'Sullivan, Assistant Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (by phone)
Kevin Walker, WSDM, District Manager
Eric Smith, Interim District Engineer (by phone)
Chris Grundy, Project Manager (by phone)
David Neville, Kiemele Family Partnerships (by phone)
Jeff Odor, Matrix Design Group (by phone)

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: Director Long moved to approve the Agenda as presented; seconded by Director O’Sullivan. Motion passed unanimously.
4. Approval of the September 14, 2021 Meeting Minutes and September 28, 2021 Continued Meeting Minutes: After review, Director O’Sullivan moved to approve the September 14, 2021 Meeting Minutes and September 28, 2021 Continued Meeting Minutes; seconded by Director Robert Case. Motion passed unanimously.
5. District Manager Report: Mr. Walker reported he has been working in support of Matrix to get the engineering moving forward as well as drafting the District’s 2022 Budget that was distributed to the Board yesterday and will be discussed later in the meeting.
6. President of the Board Report: President Case II reported he has been working in support of Matrix on engineering as well and has met with owners to review timing and needs for land use approvals and matters with the City.
7. Development Status Review
 - a. Engineering Update
 - Proposal for Construction Management and Engineering – Project Manager Intro: Mr. Smith introduced Chris Grundy who has submitted a proposal for Construction Management. Mr. Grundy introduced himself and discussed his work history and experience. Mr. Grundy confirmed he has the time and capacity to take on the Bradley Heights development project and the ability to meet weekly. After review and discussion, Director Lindsay Case moved to approve the proposal by Mr. Grundy for Construction Management as presented; seconded by Director Long. Motion passed with Director O’Sullivan recused. The Board discussed scheduling a meeting in early November with Mr. Grundy and Matrix to discuss project development.
 - General Update: There was no additional discussion.
 - b. Plan Updates
 - Traffic Impact Study Update: Mr. Smith reported they are still waiting for comments back from the City on the traffic study that was submitted.
 - Utility Update – water line, wastewater master plan: Mr. Smith presented a utility update. Mr. Smith reported there was a meeting last Friday to discuss the 24” water line that is currently under design. Mr. Odor discussed the current schedule with construction anticipated in March. Mr. Odor noted they are coordinating with Challenger on timing and to determine which sections of water and wastewater will be District responsibility and what Challenger will be responsible for. Mr. Smith discussed the design work for the road construction, and he noted they are phasing things to facilitate construction with the developers. He noted construction along Bradley and Marksheffel will require coordination with the City, so that is a focus. Geo Tech will need to be done in the next 30 days for pavement recommendations.
 - c. Stormwater Update: Mr. Smith presented a stormwater update and reported they are working on the update to the MDDP and a final drainage report for the roadway which is required to plat the right of way.
 - d. Redemption Hill Church: There was no additional discussion.
 - e. Challenger Homes: There was no additional discussion.

- f. Bradley Ridge: There was no additional discussion.
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- 8. Financial Matters
 - a. Approve Unaudited Financial Reports and Payables for September 30, 2021: Mr. Walker presented the Unaudited Financial Reports and Payables for September 30, 2021. After review, Director O’Sullivan moved to accept the Unaudited Financial Reports and approve the Payables for September 30, 2021 as presented; seconded by Director Long. Motion passed unanimously.
 - b. Budget Introduction and Discussion: Mr. Walker distributed the draft 2022 Budget to the Board yesterday for review. The public Budget Hearing will be held at the next Board meeting on November 9, 2021.
 - 9. Other Business
 - a. Next Regular Meeting Date is scheduled for November 9, 2021 at 9:00 AM.
 - 10. Adjourn: The Board adjourned the meeting at 10:15 AM.

Respectfully Submitted,

Kevin Walker

By: Secretary for the Meeting