

**MINUTES OF THE REGULAR BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3
HELD SEPTEMBER 13, 2022
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, September 13, 2022, at 9:00 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and at the tele/videoconference platform of GoToMeeting link:
<https://meet.goto.com/547622885>.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President
Robert Case, Assistant Secretary
Ray O’Sullivan, Assistant Secretary
Jim Byers, Director

Also in attendance were:

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

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 Byers moved to approve the Agenda as presented; seconded by Director Long. Motion passed unanimously.

4. Approval of August 9, 2022 Meeting Minutes: After review, Director Robert Case moved to approve the August 9, 2022 Meeting Minutes; seconded by Director Byers. Motion passed unanimously.
5. District Manager Report: Mr. Walker reported he has been working through development issues including the 24” water line and assurances.
6. President of the Board Report: President Case II reported he visited the site this morning and noted the Colorado Springs Utilities’ new electric integration system to the north.
7. Development Status Review
 - a. Engineering Update: Mr. Odor provided an engineering update. The Grading and Erosion Control amendment was received and approved for phase 2. Phase 3 plans have been submitted and they are in the process of producing phase 4 plans which will conclude the rest of the roadway plans.
 - Schedule: Mr. Grundy presented the schedule and upcoming key dates for the project.
 - b. Plan Updates
 - Roadway/ Utility/ Storm Water: Mr. Odor and Mr. Grundy reported on plan updates.
 - Channel Design: Mr. Odor reported on channel improvements. The water resource team met with the City last week and there was no objection to the designs, so they are proceeding with the variance process and moving forward.
 - 24” Water Line, IGA Individual Plan: The Board discussed the need for the 24” water line and the \$800,000 contribution.
 - c. Construction Schedule/Construction Contracts Approval/Ratify/Pre-Approval: Mr. Grundy provided an update on the construction schedule. The Board reviewed Change Order Nos. 1 and 2. Director Long moved to approve Change Order Nos. 1 and 2 as presented; seconded by Director Robert Case. Motion passed unanimously.
 - d. Update on Budget and Assurance: Mr. Walker presented an update on the construction budget.
 - e. Redemption Hill Church: Mr. Odor reported that Redemption Hill Church is working on getting their plat recorded and Mr. Walker was working on the assurances.
 - f. Challenger Homes: Director Byers reported they are currently delayed by the water line issue. They are investigating on whether they can work curb and gutter and then install the services after the fact. He noted the right-of-way plat approval for the District is currently held up.
 - g. Bradley Ridge: President Case II reported they are moving forward with houses for rent south of Bradley Ridge. The School District is looking to finalize their numbers for a bond in Fall 2023 or 2024. President Case II reported on development updates in the area.
8. Financial Matters
 - a. Approve Unaudited Financial Reports for August 31, 2022: Mr. Walker presented the Unaudited Financial Reports for August 31, 2022. Mr. Walker noted he will present a draft budget at the next Board meeting.
 - b. Payables through September 13, 2022: Mr. Walker presented the Payables for September 13, 2022. Director Long moved to approve the Payables and Unaudited Financial Reports as presented; seconded by Director Byers. Motion passed unanimously with Director O’Sullivan excused.
 - c. Consider Approval of Resolution for District Imposition/Collection of Drainage Fee: Mr. Walker requested the Board table this item.
9. Other Business
 - a. Next Regular Meeting Scheduled: October 11, 2022, at 9:00 a.m.
10. Adjourn: The Board adjourned the meeting at 10:04 a.m.

Respectfully Submitted,

DocuSigned by:

Rebecca Hardkopf

By: Recording Secretary