

RECORD OF PROCEEDINGS
REGULAR MEETING OF THE BOARD OF DIRECTORS
BRADLEY RANCH METROPOLITAN DISTRICT

HELD: May 10, 2023, at 6:30 pm via video and teleconference

ATTENDANCE:

A special meeting of the Board of Directors of the Bradley Ranch Metropolitan District, City of Colorado Springs, El Paso County, Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Robert Orwig
Ryan Likness
Sean Helzer

Rose Schultz
Chris Nickell

Also present were Chasity McMorrow and Alan Vancil of Landhuis Brokerage & Management Company.

CALL TO ORDER:

The Board noted that a quorum was present for the purpose of conducting a meeting of the Board of Directors and called to order the regular meeting of the Board of Directors of Bradley Ranch Metropolitan District.

APPROVAL OF AGENDA:

Upon motion duly made, seconded and unanimously carried, the Board approved the agenda as presented.

PUBLIC COMMENT:

Speed bumps
Chickens allowed by the DRC on larger lots
Protocol for Board's use of attorney's time
Sidewalk repairs

FINANCIAL REVIEW:

- a) Financial Report. Mr. Vancil presented the financial report to the Board.
- b) Unpaid Fees. 58 properties delinquent on annual fee.
- c) Maintenance Invoices. Invoices over \$1,000.00 need board approval.

VIOLATION ENFORCEMENT:

- a) Christmas Lights – Homeowners to report to manager, via email.
- b) Finished Fencing – Sean will send list to manger.
- c) Fencing violations to be sent to manager via Director Helzer

- d) DR Horton final grading issues

TRAFFIC CALMING:

- a) Curb extensions – Once streets are accepted by the city, they may aid in traffic calming.
- b) Police – radar speed signs, notices to homeowners

LANDSCAPE MAINTENANCE:

- a) Homeowner damage to common areas – Extension on repairs will not be made.

CAPITAL IMPROVEMENTS:

- a) Consideration of walking path to Union Blvd. Sam the Concrete man quoted \$5,000.00 to put in sidewalk. Following discussion, upon motion duly made by Director Helzer, seconded by Director Likness, and unanimously carried, the Board approved \$5,000.00 bid from Sam the Concrete Man.
- b) Community Clean-Up: Following discussion, upon motion duly made by Director Helzer, seconded by Director Likness, and unanimously carried, the Board approved \$240.34 for a community clean-up sponsored by the District.

OTHER BUSINESS:

The Board will conduct quarterly meetings.

ADJOURNMENT:

There being no further business to come before the Board of Directors at this time, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitute a true and correct copy of the minutes of the meeting held on May 10, 2023, and was approved by the Board of Directors of the Bradley Ranch Metropolitan District.