

**BRADLEY RANCH METROPOLITAN DISTRICT  
SPECIAL MEETING NOTICE AND AGENDA**  
<https://www.bradleyranchmd.com/>

**NOTICE IS HEREBY GIVEN** that a special meeting of the Board of Directors of Bradley Ranch Metropolitan District, El Paso County, Colorado, will be held on **January 08, 2024 at 1:00 p.m.** via telephone and video conference, which can be joined through the directions below, for the purpose of conducting such business as listed on the attached agenda as the same may be amended at the meeting, and for the purposes of conducting such other business as may come before the Board. Notice of the meeting has been duly posted per §§32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. The meeting is open to the public.

**DATE:** Monday, January 8, 2024  
**TIME:** 1:00 p.m.  
**PLACE:** Google Meet Link: <https://meet.google.com/yft-jfzh-nva>  
Telephone: 1 302-481-5170  
PIN: 568 312 643#

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<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Sean Helzer	President	May 2025
Rose Schultz	Vice President	May 2027
Chris Nickell	Secretary	May 2027
Ryan Likness	Treasurer	May 2025
Robert Orwig	Assistant Treasurer	May 2025

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1. Call to Order
2. Disclosure of Potential Conflicts of Interest, Acknowledge Oaths, Establish Quorum
3. Discuss and Approve Agenda and meeting location
4. Financial Matters
  - a. Conduct public hearing for proposed 2024 Budget (*enclosure*)
  - b. Consider approval of Resolution to adopt the 2024 Budget, appropriate sums of money and authorizing tax levies to be certified by the District for collection in fiscal year 2024 (*encl*)
5. Attorney's Items (**Agenda items 5a through 5e were reviewed at the 11/29/2023 meeting, but the board did not vote to approve the items. No concerns were raised during the meeting.**)

- a. Consider approval of Resolution re: Annual Administrative Matters for 2024 (*encl*)
  - b. Consider approval of Resolution re: Exclusion Worker's Compensation Coverage (*encl*)
  - c. Consider approval and ratification of 2022 Annual Report (*enclosure*)
  - d. Consider updates to Resolution Regarding the Imposition of Fees for the District (*encl*)
  - e. Discuss and Consider Approval of Any Updates Necessary to the Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes
  - f. Consider approval of Anderson Landscaping and Yard Care Contract (*enclosure*)
6. Committee Reports re: Quarterly Activities
  7. Development and Construction Updates
  8. Other Business
    - a. Discuss District Website(s)
    - b. Discuss management and legal counsel roles/responsibilities with respect to meeting coordination and preparation
    - c. Discuss 2024 meeting schedule
  9. Public Comment – Comments will be limited to three (3) minutes per person (not to exceed 15 minutes total).
  10. Continuation/Adjournment