



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8  
HELD APRIL 27, 2022, AT 8:00 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Mayberry, Colorado Springs Metropolitan Districts 1-8 was held on Wednesday, April 27, 2022, at 8:00 AM, at 614 N Tejon St., Colorado Springs, CO 80903, and via electronic means and telephone conference call.

Attendance

In attendance were Directors:

John Mick, President  
Jason Kvols, Secretary

Absent

Lee Merritt, Treasurer

Also in attendance were:

Kevin Walker, Walker Schooler District Managers  
Molly Gist, Walker Schooler District Managers  
Sue Gonzales, Walker Schooler District Managers  
Pete Susemihl, Legal Counsel

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order/Declaration of Quorum: Director Kvols called the meeting to order at 8:00 AM.
- b. Approval of Agenda: The Board unanimously approved the Agenda as presented.
- c. Approval of Minutes from March 22, 2022: The Board unanimously approved the Minutes from March 22, 2022.

**2. FINANCIALS**

- a. Approval of Payables: Director Kvols reported the Payables were reviewed and checks were mailed yesterday. The Board unanimously approved the Payables.
- b. Acceptance of Unaudited Financial Statements and the Schedule of Cash Position: The Board reviewed the Unaudited Financial Statements and schedule of cash position. Mr. Walker reported there is \$7.7 Million left in bond funds. The Board directed Ms. Gonzales to close the restricted accounts that are no longer needed. The Board unanimously accepted the Unaudited Financial Statements and the Schedule of Cash Position.

**3. MANAGEMENT MATTERS**

- a. Website -WSDM submitted application to SIPA: Ms. Gist reported the application has been submitted and we should hear an update in the next month on when the new SIPA website will be available. Ms. Gist noted the District's current website on the Walker Schooler District Manager's website is current and meets requirements until the new one is available.

#### 4. BUSINESS MATTERS

- a. Contract Ratifications with Al Watson: Director Kvolts reported that they have issued a contract with Pate Construction for \$3,883,100.00, one to Martin Murrieta Materials for \$1,220,067.80, and on-call work orders with MJS Services. Mr. Walker recommended the contracts be with the vendors and Mayberry Communities.
- b. Update on CCR's - Status on Recording with County and Notice to Title Company: Director Kvolts noted they would like to record the CCR's before the closings scheduled for the end of May and June. Mr. Walker noted that enforcement language should be included regarding the ability to issue fines. Mr. Susemihl and Mr. Walker's comments and recommendations will be included and then they will be recorded with the County.
- c. Design Guidelines - Status (referenced in CCR): The design guidelines are not yet drafted.
- d. Requisition and Contracting - Contract with the District and payments issued through CAB: There was no additional discussion.
- e. Streetlights - Mountain View Electric Association requires a payment account. Discuss if best to continue reimbursing Jason or to set up business account with credit card: The Board discussed that the electric bill for the streetlights requires a payment account. Mr. Walker recommended it be paid from District No. 1 and confirmed a credit card could be set up on the account.

#### 5. LEGAL MATTERS

- a. Nonprofit Status Update for Mayberry Community Covenants: Mr. Susemihl reported the nonprofit is not needed and the District could instead pass a Resolution.
- b. Vacate Easements: The Board discussed that Filing No. 3 is being processed through the County, and previously there have been easements recorded that underlay Filing No. 3 and have been dedicated via separate document to Sunset Metro, Mayberry Metropolitan District, and five to the County. According to the County, the only way to vacate the easements is to vacate them via separate documents and record them. Mr. Susemihl explained the owner of the easement will need to sign a form. He suggested contacting Lori with the County and the Title Company. Mr. Walker noted it is actually a release or termination not vacating which is done during platting.

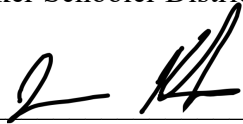
6. **PUBLIC COMMENT:** There was no public comment.

#### 7. OTHER BUSINESS:

- a. Next Meeting is May 24, 2022 at 8:00 AM.

8. **ADJOURNMENT:** The Board adjourned the meeting at 8:49 AM.

Respectfully Submitted,  
Walker Schooler District Managers



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By: Recording Secretary