

**MAYBERRY, COLORADO SPRINGS
METROPOLITAN DISTRICT CAB and NOS. 1-8**

Regular Board Meeting
614 N. Tejon St., Colorado Springs, CO 80903
Tuesday, September 27, 2022 – 8:00 a.m.

BOARD OF DIRECTORS

John Mick	President CAB & District 1-8
Jason Kvolz	Treasurer CAB, Secretary District 1-8
Lee Merritt	Secretary CAB, Treasurer District 1-8

**** Please join the meeting from your computer, tablet or smartphone****

<https://meet.goto.com/957931117>

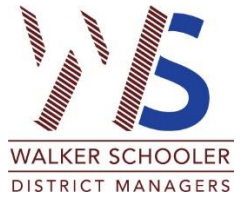
You can also dial in using your phone.

United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 957-931-117

AGENDA

- 1. ADMINISTRATIVE MATTERS:**
 - a. Call to order/Declaration of Quorum
 - b. Approval of Agenda
 - c. Approval of Minutes from July 26, 2022
- 2. FINANCIALS:**
 - a. Acceptance of Unaudited Financial Statements and the schedule of cash position.
 - b. Ratification of Approved Payables.
- 3. MANAGEMENT MATTERS**
 - a. Design Review Process
 - b. Metro Questions
- 4. BUSINESS MATTERS**
- 5. LEGAL MATTERS**
- 6. PUBLIC COMMENT AND SIGN IN SHEET:**
(Limited to 3 minutes and only for items not on the agenda)
- 7. OTHER BUSINESS**
 - a. Next meeting October 25, 2022 at 8:00AM
- 8. ADJOURNMENT**





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8
HELD MAY 24, 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 Tuesday, May 24, 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

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 April 27, 2022: The Board unanimously approved the Minutes from April 27, 2022.

2. FINANCIALS

- a. Approval of Payables: Director Kvols reported the Payables were reviewed and approved.
- b. Acceptance of Unaudited Financial Statements and the Schedule of Cash Position: The Board reviewed the Unaudited Financial Statements and schedule of cash position. The Board unanimously accepted the Unaudited Financial Statements.

3. MANAGEMENT MATTERS

- a. Website: The Board discussed the new website design. Director Kvols will prepare photos, logo, and mission statement in the next few weeks.
 - Discuss home page- photo or logo, welcome message or summary, some districts include purpose.
 - CAB- web designer or request specifics-dropdowns for meeting agendas, budgets, and other important documents.

4. BUSINESS MATTERS

- a. Update on CCR's - Status on Recording with County and Notice to Title Company: Director Kvols reported he needs to incorporate the comments and then they will need to be recorded. Director Kvols requested that WSDM record them once the comments are incorporated. He noted that home closings are anticipated for mid-June.
- b. Update on Plat Easements: Director Kvols reported he is working with Kenny Driscoll on the purchase of traffic impact fees. He discussed the easement that has to be done before the plat is filed. The title company will make an exception on the County easements that will allow them to vacate and plat. The other two will need to be vacated by the respective parties, Sunset Metro and Mayberry. Once those are signed, they will be recorded possibly at the same time as the CCR's.
- c. Director Kvols discussed the director's parcels and noted the contracts are ready to expire so they need to issue an addendum to extend the closing date.

5. LEGAL MATTERS: There was no discussion.

6. PUBLIC COMMENT: There was no public comment.

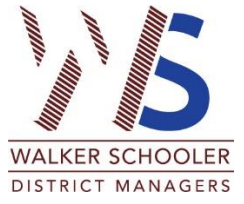
7. OTHER BUSINESS:

- a. Next Meeting is June 28, 2022 at 8:00 AM.

8. ADJOURNMENT: The Board adjourned the meeting at 8:12 AM.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary



Mayberry Colorado Springs Metro District #1

Balance Sheet

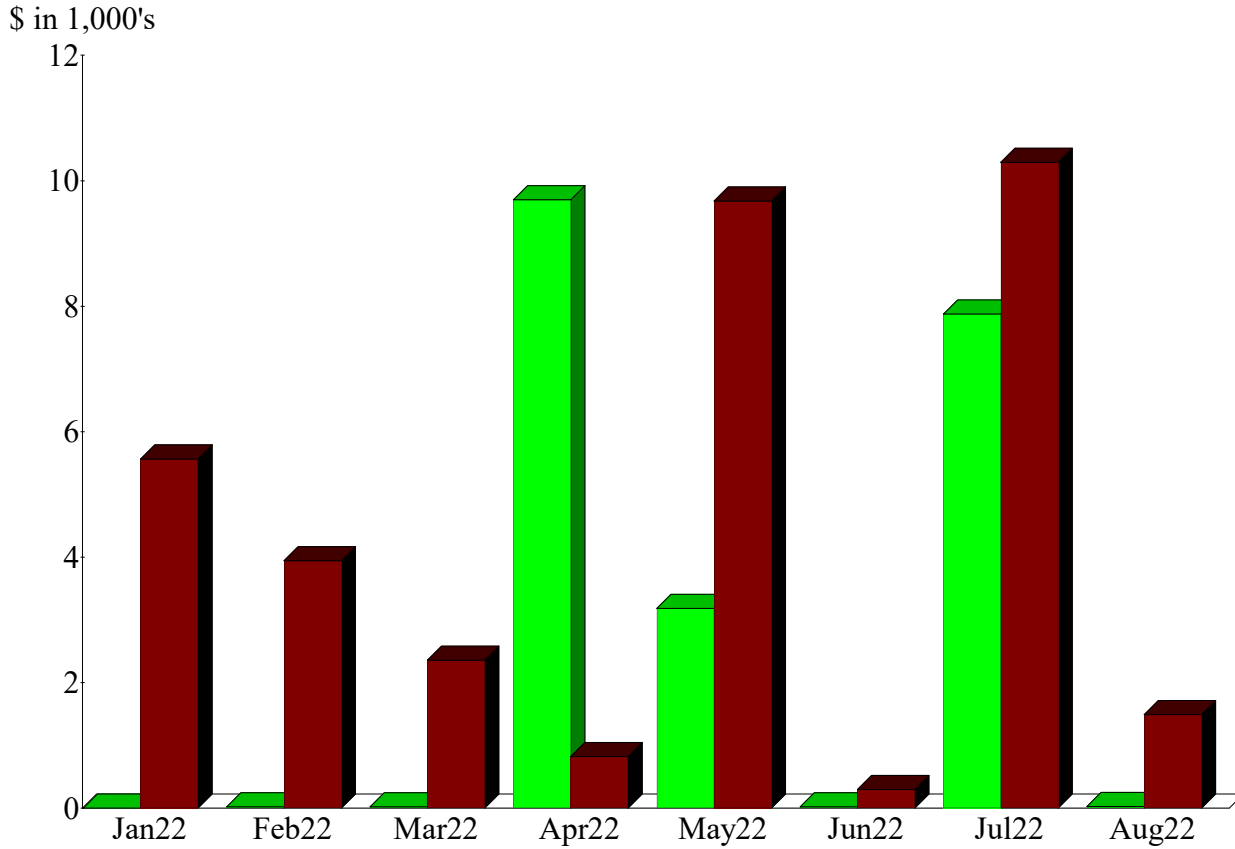
As of August 31, 2022

	<u>Aug 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	42,228.87
Total Checking/Savings	<u>42,228.87</u>
Total Current Assets	<u>42,228.87</u>
TOTAL ASSETS	<u>42,228.87</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	11,151.20
Total Accounts Payable	<u>11,151.20</u>
Other Current Liabilities	
Taxes Due to the CAB from D2	319.82
Total Other Current Liabilities	<u>319.82</u>
Total Current Liabilities	<u>11,471.02</u>
Total Liabilities	11,471.02
Equity	
Fund Balance - Debt	14,066.68
Fund Balance - O&M	3,834.78
Retained Earnings	26,459.45
Net Income	<u>-13,603.06</u>
Total Equity	<u>30,757.85</u>
TOTAL LIABILITIES & EQUITY	<u>42,228.87</u>

Mayberry Colorado Springs Metro District #1
Profit & Loss Budget vs. Actual
 January through August 2022

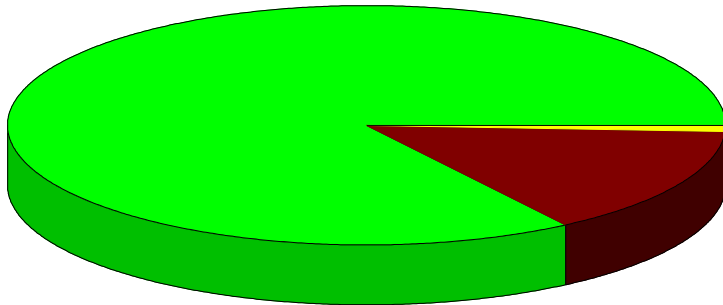
	TOTAL				
	Aug 22	Jan - Aug 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Taxes Due from District 2	1.01	132.19	129.00	3.19	102.47%
Taxes Due from District 3	24.60	3,112.55			
Developer Advance - O&M	0.00	17,615.24	110,000.00	-92,384.76	16.01%
Total Income	<u>25.61</u>	<u>20,859.98</u>	<u>110,129.00</u>	<u>-89,269.02</u>	<u>18.94%</u>
Expense					
Fees	233.00	233.00			
Audit	0.00	8,825.00	9,000.00	-175.00	98.06%
Contingency	0.00	0.00	5,000.00	-5,000.00	0.0%
District Management	1,137.50	9,353.07	35,000.00	-25,646.93	26.72%
Insurance	0.00	4,252.00	8,000.00	-3,748.00	53.15%
Legal	0.00	9,103.91	50,000.00	-40,896.09	18.21%
Miscellaneous	122.85	676.44	1,000.00	-323.56	67.64%
SDA Dues	0.00	2,019.62	1,381.00	638.62	146.24%
Total Expense	<u>1,493.35</u>	<u>34,463.04</u>	<u>109,381.00</u>	<u>-74,917.96</u>	<u>31.51%</u>
Net Ordinary Income	<u>-1,467.74</u>	<u>-13,603.06</u>	<u>748.00</u>	<u>-14,351.06</u>	<u>-1,818.59%</u>
Net Income	<u><u>-1,467.74</u></u>	<u><u>-13,603.06</u></u>	<u><u>748.00</u></u>	<u><u>-14,351.06</u></u>	<u><u>-1,818.59%</u></u>

Income and Expense by Month
January through August 2022



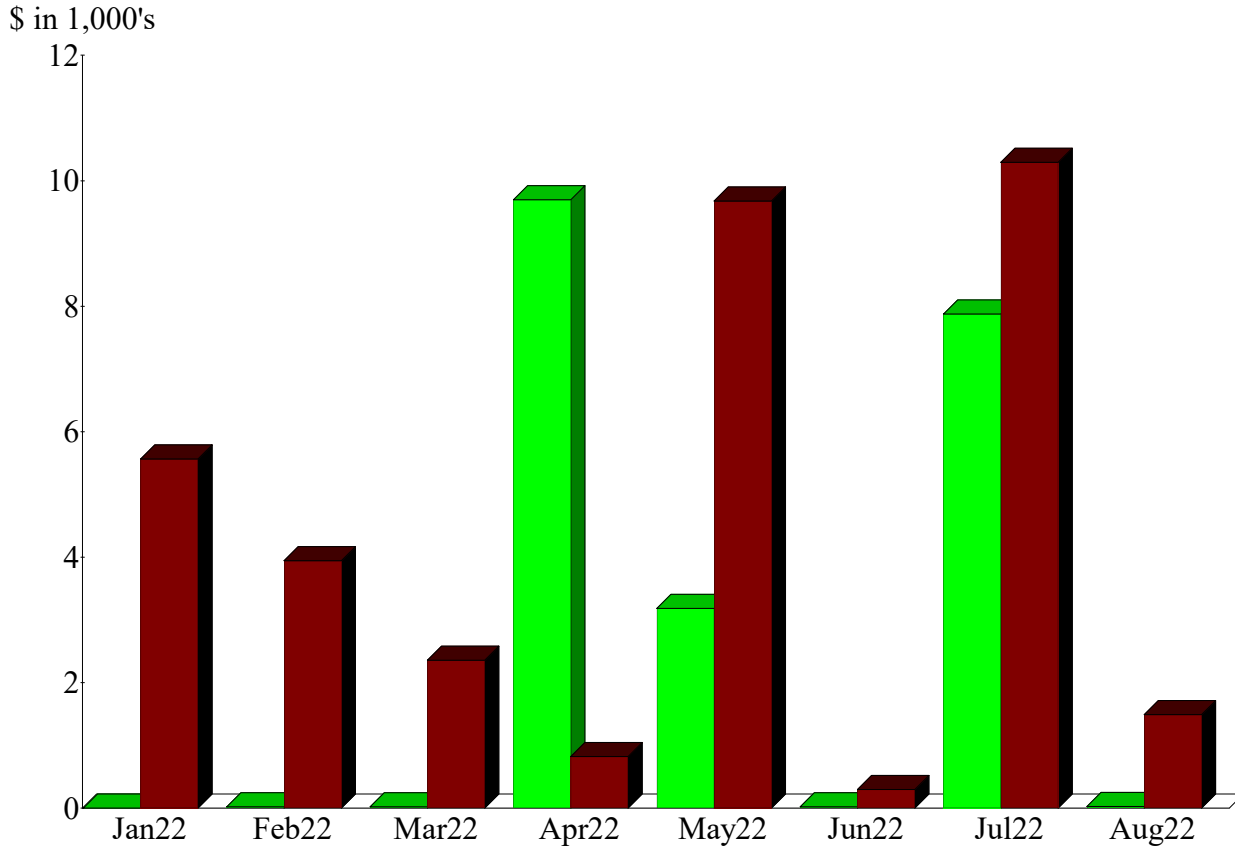
Income Summary
January through August 2022

Developer Advance - O&M	84.45%
Taxes Due from District 3	14.92
Taxes Due from District 2	0.63
Total	\$20,859.98



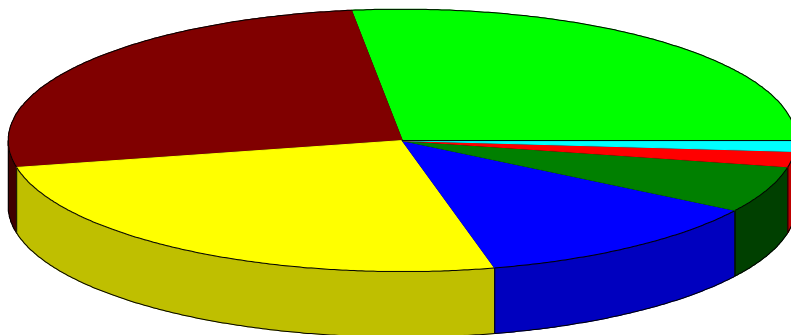
By Account

Income and Expense by Month
January through August 2022

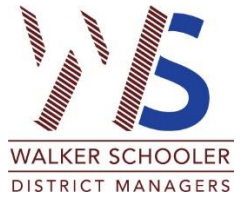


Expense Summary
January through August 2022

District Management	27.14%
Legal	26.42
Audit	25.61
Insurance	12.34
SDA Dues	5.86
Miscellaneous	1.96
Fees	0.68
Total	\$34,463.04



By Account



Mayberry Colorado Springs Community Authority Board
BOND DRAW
8/16/2022

Company	Invoice	Date	Amount	Comments
Bailey Land Solutions	16614	7/27/2022	\$ 434.00	
Centennial Land Surveying	2345	7/29/2022	\$ 2,110.25	
Centennial Land Surveying	2346	7/29/2022	\$ 7,755.00	
Development Services, Inc	2548	7/31/2022	\$ 4,549.50	
DNG Grading, Inc	1122	7/24/2022	\$ 19,347.50	
HDR Calthorpe	1200415687	3/10/2022	\$ 38,151.00	
HDR Calthorpe	1200452171	8/9/2022	\$ 30,000.00	
Kumar & Associates	214178	7/28/2022	\$ 4,338.25	
MJS Services	1355	7/30/2022	\$ 5,362.50	
NES, Inc	14372	7/30/2022	\$ 425.00	
NES, Inc	14373	7/30/2022	\$ 217.50	
Pyramid Construction	13877	7/25/2022	\$ 70,338.00	
Raw Land Detailing	33934	7/20/2022	\$ 350.00	
		TOTAL	\$ 183,378.50	

Mayberry Colorado Springs Community Authority

Mayberry Colorado Springs Community Authority Board
BOND DRAW
9/15/2022

Company	Invoice	Date	Amount	Comments
Bailey Land Solutions	16822	8/24/2022	\$ 792.00	
Bailey Land Solutions	16729	8/11/2022	\$ 346.00	
Centennial Land Surveying	2360	8/18/2022	\$ 2,900.00	
Centennial Land Surveying	2361	8/18/2022	\$ 1,957.50	
DNB Grading, Inc	2120	8/22/2022	\$ 8,457.00	
Development Services, Inc	2552	8/31/2022	\$ 44,209.93	
Earth X Environmental	219	8/18/2022	\$ 4,000.00	
HDR Calthorpe	1200459619	9/6/2022	\$ 25,028.49	
Kumar & Associates	214894	8/29/2022	\$ 5,333.00	
LSC Transportation	62478	8/30/2022	\$ 5,462.93	
Martin Marietta	36612144	8/29/2022	\$ 546,432.28	
Martin Marietta	36668431	8/1/2022	\$ (271,913.32)	
Martin Marietta	36612145	8/29/2022	\$ 318,020.09	
Midwest Barricade Co., Inc	35445	8/24/2022	\$ 3,240.93	
Midwest Barricade Co., Inc	35444	8/24/2022	\$ 10,607.41	
MJS Services	1357	8/21/2022	\$ 2,742.50	
Pate Construction Co	2202-4	5/31/2022	\$ 219,242.54	
Pate Construction Co	2202-8	8/31/2022	\$ 74,076.25	
Pyramid Construction	14070	8/22/2022	\$ 129,238.00	
R&R Engineers/Surveyors, Inc	MC22110-03	8/31/2022	\$ 45,127.50	
R&R Engineers/Surveyors, Inc	MC21194-39	8/31/2022	\$ 7,355.00	
R&R Engineers/Surveyors, Inc	MC21194-40	8/31/2022	\$ 3,300.00	
R&R Engineers/Surveyors, Inc	MC21194-41	8/31/2022	\$ 1,225.00	
Raw Land Detailing	34027	8/20/2022	\$ 350.00	
Walker Schooler District Managers	7138	7/31/2022	\$ 1,720.00	
Walker Schooler District Managers	7180	8/31/2022	\$ 2,620.00	
		TOTAL	\$ 1,191,871.03	

Mayberry Colorado Springs Community Authority



Mayberry Colorado Springs Metropolitan District No. 1
GENERAL FUND ACCOUNT

9/15/2022

Company	Invoice	Date	Amount	Comments
Biggs Kofford	107989	7/28/2022	\$ 8,825.00	
Walker Schooler District Managers	7139	7/31/2022	\$ 1,188.70	
Walker Schooler District Managers	7181	8/31/2022	\$ 2,326.20	
		TOTAL	\$ 12,339.90	

Mayberry Colorado Springs MD#1 Director

