

**MINUTES OF THE CONTINUED SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
THE MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB and NOS. 1-8  
HELD THURSDAY, MAY 1, 2025  
AT 8:30 AM**

Pursuant to the posted notice, the continued special meeting of the Board of Directors of the Mayberry, Colorado Springs Metropolitan District CAB and Nos. 1-8 was held on Thursday, May 1, at 8:30 AM, at 614 N. Tejon St., and via tele/videoconference: <https://video.cloudoffice.avaya.com/join/504564168>

**Attendance:**

**Directors Attending Virtually**

John Mick,	President
Jason Kvols,	Treasurer
Haleigh Kvols,	Assistant Secretary
Roger Kowash,	Assistant Secretary

**Directors Absent**

Lee Merritt,	Secretary (excused)
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**Also in attendance were:**

Adam Noel, WSDM	District Manager
Jak Pattamasaeve,	Gardner Law
Bob Gardner,	Gardner Law
Casey Lekahal,	Taft Law
K.C. Veio,	Kline Alvarado Veio, P.C.
Lindsay Conroy,	Kline Alvarado Veio, P.C.

**1. Call to Order:**

The meeting was called to order at 8:31 AM by Mr. Noel.

**2. Declaration of Quorum/Director Qualifications/ Disclosure Matters:**

Mr. Noel indicated that a quorum of the Board was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Mr. Noel informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Counsel Pattamasaeve 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. Noel inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

3. Approval of Agenda:

President Mick motioned to approve the agenda as presented for Districts 1-8 and CAB; seconded by Director Goodson (CAB) and Director Kowash (Districts 1-8). Motion passed unanimously.

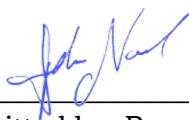
4. Legal Matters:

- a. Review and consider approval of the Joint Resolution Amending the Mayberry, Colorado Springs Community Authority Establishment Agreement: President Mick moved to approve the Joint Resolution Amending the Mayberry, Colorado Springs Community Authority Establishment Agreement for Districts 1-8 and CAB as presented; seconded by Director Jason Kvols (CAB) and Director Kowash (Districts 1-8). Motion passed unanimously.
- b. Review and consider approval of the resolution to impose special assessments upon properties within Mayberry, Colorado Springs Community Authority Special Improvement District No. 1: Mr. Pattamasaevi opened and closed the public hearing with no comments from the public in attendance. Director Goodson (CAB) moved to approve the Resolution to Impose Special Assessments upon Properties within Mayberry, Colorado Springs Community Authority Special Improvement District No.1, modified so that any Liens are not triggered to be paid off upon a transfer to an entity that is majority owned by the Developer, and to authorize Director Goodson as first approver of the final document and sales delegate; seconded by President Mick. Motion passed unanimously.
- c. Review and consider approval of the resolution to authorize the issuance of Mayberry, Colorado Springs Community Authority Special Improvement District No. 1 Special Assessment Revenue Bonds, Series 2025 in an aggregate principal amount not to exceed \$25,000,000: Director Goodson (CAB) moved to approve the Bond Parameters Resolution as presented with Director Goodson as primary delegate of the final document and President Mick as secondary delegate; seconded by President Mick. Motion passed unanimously.
- d. Review and consider approval of the agreement to purchase land from Mayberry Communities, LLC: Director Goodson (CAB) moved to authorize himself as the delegate to enter into an agreement to purchase fifteen or more acres of land for \$2.1 million or less, subject to consultation with legal counsel; seconded by President Mick. Motion passed unanimously.
- e. Review and consider approval of the intergovernmental agreement regarding stormwater facilities maintenance: President Mick (CAB and District 1-8) moved to approve the IGA regarding stormwater facilities maintenance as presented; seconded by Director Goodson (CAB) and Director Kowash (Districts 1-8). Motion passed unanimously.
- f. Review and consider approval of the Causey Public Finance, LLC Engagement Letter to complete the SID Cash Flow Forecast: Director Goodson (CAB) moved to approve the Causey Public Finance, LLC Engagement Letter for \$16,000-\$18,000; seconded by President Mick (CAB). Motion passed unanimously.

5. New Business:

- a. Ratification and approval of Payables through May 1st, 2025: President Mick (Districts 1-8) moved to approve the payables for Districts 1-8 as presented; seconded by Director Kowash. Motion passed unanimously. President Mick (CAB) moved to approve the

payables for the CAB as presented; seconded by Director Jason Kvols. Motion passed unanimously.

A handwritten signature in blue ink, appearing to read "Jason Kvols", written over a horizontal line.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL May 1, 2025 CONTINUED SPECIAL MEETING MINUTES OF THE MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB and NOS 1-8.

A handwritten signature in blue ink, appearing to read "Haleigh Kvols", written over a horizontal line.

Haleigh Kvols (Aug 6, 2025 10:28:04 MDT)

Approved by: Secretary of the Board

# MMD Continued Special Meeting Minutes






## 5-1-2025

Final Audit Report

2025-08-06

Created:	2025-07-21
By:	Adam Noel (adam.n@wsdistricts.co)
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### "MMD Continued Special Meeting Minutes 5-1-2025" History

-  Document created by Adam Noel (adam.n@wsdistricts.co)  
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-  Document emailed to Haleigh Kvols (haleighkvols@mayberrycoloradosprings.com) for signature  
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