

**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF  
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NOS. 1-8 and CAB  
HELD January 28, 2025  
AT 8:30 AM**

Pursuant to the posted notice, the regular meeting of the Board of Directors of the Mayberry, Colorado Springs Metropolitan District Nos. 1-8 and CAB was held on Tuesday, January 28, 2025, at 8:30 a.m., at 614 N. Tejon Street, Colorado Springs, CO, and via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/504564168>

Attendance

In attendance were Directors:

John Mick, President

Jason Kvols, Treasurer

Haleigh Kvols, Assistant Secretary

Roger Kowash, Assistant Secretary

Lee Merritt, Secretary (excused absence)

Also in attendance were:

Adam Noel, WSDM District Managers

Jak Pattamasaevi, Gardner Law

Joel Jennings, Current Resident

1. Call to Order: The meeting was called to order at 8:30 a.m. by Mr. Noel.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Noel indicated that a quorum of the Board was present. He stated that each Director has been qualified as an eligible elector of the Districts 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. Mr. Noel 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 a quorum or to otherwise enable the Board to act.
3. Approval of Agenda: Director Jason Kvols moved to approve the Agenda; seconded by Director Kowash. Motion passed unanimously.
4. Approval of December 10, 2024, Regular Meeting Minutes: After review, Director Jason Kvols moved to approve December 10, 2024, Regular Meeting Minutes as presented; seconded by Director Kowash. Motion passed unanimously.

5. Financial Matters

- a. Approve Unaudited Financial Reports through December 31, 2024: Mr. Noel explained the December 31, 2024 Unaudited Financials were approved at a prior special meeting of the Board.
- b. Ratify and Approve Payables through January 28, 2025: Mr. Noel presented the payables. After discussion, Director Haleigh Kvols motioned to approve the payables as amended; seconded by Director Jason Kvols. Motion passed unanimously.

6. Management Matters

- a. Mr. Noel explained that the manager's report is provided in further discussion during Business Matters item (b).

7. Business Matters

- a. Discuss Cost Certifications: Director Jason Kvols asked Mr. Noel to set up a meeting with Virgil Sanchez of M&S Civil Consultants, Inc. to get further clarification on what is needed for the cost certifications.
- b. ARC Review – 409 Marketplace: Mr. Noel will receive additional documentation from the resident in order for the DRC to vote on this matter.

8. Legal Matters

- a. Service Plan Amendment Discussion: The Board did not enough information to discuss the Service Plan and will gather additional information from legal counsel and table the item.

9. Public Comment

- a. One item brought to the Board from Mr. Jennings was a time frame for the fence work being completed between Atchison and Blanket Flower. Director Jason Kvols informed Mr. Jennings that the fences are being installed by the developer, Mayberry Communities, so he will assist with getting an answer from the Mayberry Communities office.

10. Adjournment: Mr. Noel adjourned the meeting at 8:54 a.m.

Respectfully submitted,



By: \_\_\_\_\_  
Recording Secretary