

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB and NOS. 1-8
HELD FRIDAY, MAY 30, 2025
AT 2:00 PM**

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

Attendance:

Directors Attending in Person:

Katrina Shepard	Director District 1 & 3
April Kochman	Director District 3

Directors Attending Virtually

John Mick,	President District 2, 4-8, & CAB
Jason Kvols,	Director District 2 & CAB
Haleigh Kvols,	Assistant Secretary District 1, 3, & 4-8
Roger Kowash,	Assistant Secretary Districts 1, 2, 3, & 4-8
Randy Goodson	Director Districts 1, 2, 4-8, & CAB

Directors Absent

Lee Merritt,	Secretary (excused)
--------------	---------------------

Also in attendance were:

Adam Noel, WSDM	District Manager
Jak Pattamasaevi,	Gardner Law

1. Call to Order:

The meeting was called to order at 2:03 PM by Mr. Noel.

a. Declaration of Quorum/Director Qualifications/ Disclosure Matters:

Mr. Noel indicated that a quorum of the Board for District 1 and the Community Authority Board were 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 Pattamasaevi 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.

- b. Approval of Agenda: Mr. Pattamasaevi requested that Agenda items 1d, 1e, 1f, and 1g. After discussion Director Haleigh Kvols motioned to approve the agenda as amended; seconded by Director Shepard. Motion passed unanimously.
- c. Appointment of Officers to District #1: Director Kowash moved to appoint Director Doodson to President, Director Haleigh Kvols to Treasurer, Director Shepard as Secretary; seconded by Director Haleigh Kvols. Motion passed unanimously.
- d. Appointment of Officers to District #2: This item was removed from the agenda.
- e. Appointment of Officers to District #3: This item was removed from the agenda.
- f. Appointment of Officers to District #'s 4-8: This item was removed from the agenda.
- g. Approval of Minutes from April 18, 2025, May 1, 2025, and May 12, 2025 Special Board Meetings: This item was removed from the agenda.

2. Financials

- a. Acceptance of Unaudited Financial Statements and the schedule of cash position:
Mr. Noel presented the Unaudited Financials for District No. 1 and the CAB.
District no. 1: Director Kowash moved to approve the unaudited financials for District No. 1; seconded by Director Shepard. Motion passed unanimously.
CAB: President Goodson moved to approve the unaudited financials for the CAB; seconded by Director Mick. Motion passed unanimously.
- b. Approval of Payables through May 27, 2025
Mr. Pattamasaevi and Mr. Noel presented the payables through May 27, 2025.
District No 1: After discussion Director Shepard moved to accept the payables as presented for District No 1; seconded by Director Haleigh Kvols. Motion passed unanimously.
CAB: After discussion President Goodson moved to approve the payables of the CAB subject to discussed changes and final approval by Director Mick. Motion passed unanimously.

3. Management Report: No management report.


4. Business Matters: No additional business matters.

5. Legal Matters

- a. Discuss and Consider Amendment of Resolution Regarding Acceptance of Authority Eligible Costs: Mr. Pattamasaevi presented the resolution. After discussion, President Goodson moved to direct the District's Accountant and Counsel to amend the Cost Acceptance resolution previously adopted to remove non-eligible items; seconded by Director Kowash. Motion passed unanimously.

6. Public Comment: There was no public to comment.

7. Adjournment: Mr. Pattamasaevi adjourned the meeting at 3:01 PM.

A handwritten signature in blue ink, appearing to read 'John Noel', written over a horizontal line.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 30, 2025 SPECIAL MEETING MINUTES OF THE MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB and NOS 1-8.

Haleigh Kvols

Haleigh Kvols (Aug 20, 2025 10:56:53 MDT)

Approved by: Secretary of the Board






MMD Special Meeting Minutes 5-30-2025 - Final

Final Audit Report

2025-08-20

Created:	2025-08-19
By:	Adam Noel (adam.n@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsgT0Rwhztn_g6n9lle1znq3WZlbkqDK

"MMD Special Meeting Minutes 5-30-2025 - Final" History

-  Document created by Adam Noel (adam.n@wsdistricts.co)
2025-08-19 - 4:39:04 PM GMT
-  Document emailed to Haleigh Kvols (haleighkvols@mayberrycoloradosprings.com) for signature
2025-08-19 - 4:39:07 PM GMT
-  Email viewed by Haleigh Kvols (haleighkvols@mayberrycoloradosprings.com)
2025-08-20 - 4:56:05 PM GMT
-  Document e-signed by Haleigh Kvols (haleighkvols@mayberrycoloradosprings.com)
Signature Date: 2025-08-20 - 4:56:53 PM GMT - Time Source: server
-  Agreement completed.
2025-08-20 - 4:56:53 PM GMT