



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

Regular Board Meeting
614 N. Tejon St., Colorado Springs, CO 80903
Tuesday, January 23, 2024 – 8:00 AM

Or

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

<https://video.cloudoffice.avaya.com/join/725613070>

You can also dial in using your phone.

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 725613070

BOARD OF DIRECTORS

Board of Director	Title	Term Expiration
John Mick	President	Term Expires May 2025 (1 & 3-8)/ May 2027 (2)
Jason Kvols	Treasurer	Term Expires May 2025 (1 & 3-8)/ May 2027 (2)
Lee Merritt	Secretary	Term Expires May 2027 (1 & 3-8)/ May 2025 (2)
Haleigh Kvols	Assistant Secretary	Term Expires May 2027 (1 & 3-8)
Roger Kowash	Assistant Secretary	Term Expires May 2027 (1 & 3-8)

AGENDA

- 1. ADMINISTRATIVE MATTERS:**
 - a. Call to order/Declaration of Quorum
 - b. Approval of Agenda
 - c. Approval of Minutes from November 28, 2023

- 2. FINANCIALS:**
 - a. Acceptance of Unaudited Financial Statements and the schedule of cash position. (enclosure)
 - b. Ratification of Approved Payables. (enclosure)

- 3. MANAGEMENT MATTERS**

- 4. BUSINESS MATTERS**
 - a. Discuss Cost Certifications

- 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 February 27, 2024 at 8:00 AM

- 8. ADJOURNMENT**





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8
HELD NOVEMBER 28, 2023, 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, November 28, 2023, at 8:00 a.m. 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, Treasurer
Lee Merritt, Secretary (Excused)
Roger Kowash, Assistant Secretary
Haleigh Kvols, Assistant Secretary

Also in attendance were:

Adam Noel, WSDM District Managers
Kevin Walker, WSDM District Managers
Pete Susemihl, Susemihl, McDermott, & Downie, P.C.

1. ADMINISTRATIVE MATTERS

- a. Call to Order/Declaration of Quorum: Director Jason Kvols called the meeting to order at 8:04 a.m. and confirmed a quorum was present with Director Merritt excused.
- b. Approval of Agenda: Director Kowash moved to approve the Agenda as presented; seconded by Director Mick. Motion passed unanimously.
- c. Approval of Minutes from October 24, 2023: Director Kowash moved to approve the October 24, 2023 Minutes; seconded by Director Haleigh Kvols. Motion passed unanimously.

2. FINANCIALS

- a. Acceptance of Unaudited Financial Statements and the schedule of cash position: The Board discussed closing the project fund moving forward. After review, the Director Mick moved to approve the Unaudited Financial Statements; seconded by Director Haleigh Kvols. Motion passed unanimously.
- b. Ratification of Approved Payables: After review, the Board ratified the approved Payables.
- c. Public Hearing on 2023 Budget Amendment: There was no 2023 Budget Amendment needed. No action was taken.
- d. Public Hearing on 2024 Budget: Director Jason Kvols moved to open the public hearing on the 2024 Budget at 8:17 a.m.; seconded by Director Kowash. Motion passed unanimously. After no public comment, the public hearing was closed. Mr. Noel presented the 2024 Budget for CAB, District 1-4, and District 8. After review, Director Jason Kvols moved to approve the CAB Resolution Adopting the 2024 Budget and the Resolution Adopting the 2024 Budget for Districts 1-4, and 8; seconded by Director Kowash. Motion passed unanimously.

3. MANAGEMENT MATTERS:

4. BUSINESS MATTERS

- a. Review and Approve the Mayberry Design Guidelines: The Board confirmed that the final Mayberry Design Guidelines are being reviewed and final copies will be sent out once completed.
- b. Discuss Cost Certifications: There was no action to be taken on this topic.

5. LEGAL MATTERS

- a. Review and Consider Approval of 2024 WSDM District Managers Engagement Letter: After review, Director Jason Kvols moved to approve the 2024 WSDM District Managers Engagement Letter; seconded by Director Kowash. Motion passed unanimously.
- b. Review and Consider Approval of BiggsKofford 2023 Audit Engagement Letter for Community Authority: After review, Director Jason Kvols moved to approve the BiggsKofford 2023 Audit Engagement Letter for Community Authority; seconded by Director Kowash. Motion passed unanimously.
- c. Consider Adoption of 2024 Annual Administrative Resolution: After review, Director Haleigh Kvols moved to adopt the 2024 Annual Administrative Resolution; seconded by Director Mick. Motion passed unanimously.

6. PUBLIC COMMENT: There was no public comment.

7. OTHER BUSINESS

- a. Next meeting scheduled for December 26, 2023 at 8:00 a.m.: The Board canceled the December Board meeting.

8. ADJOURNMENT: Director Jason Kvols moved to adjourn the meeting; seconded by Director Haleigh Kvols. The motion passed unanimously at 8:44 a.m.

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary



Mayberry Colorado Springs Community Authority Board
BOND DRAW
1/10/2023

Company	Invoice	Date	Amount	Comments
Centennial Land Surveying	2531	1/1/2024	\$540.00	
Development Services, Inc	2604	1/8/2024	\$738.70	
HDR Calthorpe	1200581945	12/19/2023	\$17,277.75	
Kimley Horn	26715203	11/30/2023	\$1,480.00	
Kimley Horn	26715204	11/30/2023	\$4,472.21	
Kimley Horn	26715205	11/30/2023	\$4,372.50	
Kumar & Associates	225181	12/28/2023	\$2,191.00	
Midwest Barricade Co., Inc	36558	12/19/2023	\$3,936.62	
R&R Engineers	MC22199-11	11/30/2023	\$865.00	
R&R Engineers	MC22249-09	11/30/2023	\$280.00	
R&R Engineers	MC22208-10	11/30/2023	\$75.00	
R&R Engineers	MC22208-09	7/31/2023	\$760.00	
Raw Land Detailing	35287	12/20/2023	\$425.00	
WSDM District Managers	7817	12/31/2023	\$1,115.00	
		TOTAL	\$38,528.78	

Mayberry Colorado Springs Community Authority

Mayberry Colorado Springs Metropolitan District No. 1
GENERAL FUND ACCOUNT
1/10/2024

Company	Invoice	Date	Amount	Comments
WSDM District Managers	7818	12/31/2023		
		TOTAL	\$1,367.50	

First Bank Balance as of 1/10/24	1,038.99
Current Payables	(1,367.50)
Balance After Payables	(328.51)

Mayberry Colorado Springs MD#1 Director