



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

Regular Board Meeting  
614 N. Tejon St., Colorado Springs, CO 80903

**Tuesday, January 28, 2025 – 8:30 AM**

Or

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

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

**You can also dial in using your phone.**

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

**Access Code:** 504564168

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**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 December 10, 2024
- 2. FINANCIALS:**
  - a. Acceptance of Unaudited Financial Statements and the schedule of cash position. (Under Separate Cover)
  - b. Ratification of Approved Payables. (Under Separate Cover)
- 3. MANAGEMENT MATTERS**
- 4. BUSINESS MATTERS**
  - a. Discuss Cost Certifications
  - b. ARC Review – 409 Marketplace
- 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**
- 8. ADJOURNMENT**





**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8  
HELD DECEMBER 10, 2024 AT 1:00 P.M.**

Pursuant to the posted notice, the special meeting of the Board of Directors of the Mayberry, Colorado Springs Metropolitan Districts 1-8 for the purpose of voting on new District Legal Counsel was held on Thursday, December 10, 2024, at 1:00 p.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  
Roger Kowash, Assistant Secretary  
Haleigh Kvols, Assistant Secretary

Also in attendance were:

Adam Noel, WSDM District Managers  
Brenda Juarez, WSDM District Managers  
Bob Gardner, The Gardner Law Office  
Jak Pattamasaevi, The Gardner Law Office  
Isabella Goodson, Mayberry Communities (joined at 1:07 p.m.)

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order/Declaration of Quorum: Mr. Noel called the meeting to order at 1:03 p.m. and confirmed a quorum was present.
- b. Approval of Agenda: Director Jason Kvols moved to approve the Agenda as presented; seconded by Director Haleigh Kvols. Motion passed unanimously.
- c. Approval of Minutes from November 26, 2024 Board Meeting and Annual Town Hall Meeting. After review, Director Jason Kvols moved to approve the November 26, 2024 Board Meeting and Annual Town Hall Meeting, seconded by Director Kowash. Motion passed unanimously.

**2. MANAGEMENT MATTERS**

**3. BUSINESS MATTERS:**

- a. Discuss Cost Certifications: Mr. Noel advised he does not have cost certifications update.

**4. LEGAL MATTERS**

- a. Consider Adoption of District 1 Resolution Calling May 6, 2025 Election
- b. Consider Adoption of District 2 Resolution Calling May 6, 2025 Election
- c. Consider Adoption of District 3 Resolution Calling May 6, 2025 Election
- d. Consider Adoption of District 4 Resolution Calling May 6, 2025 Election
- e. Consider Adoption of District 5 Resolution Calling May 6, 2025 Election

- f. Consider Adoption of District 6 Resolution Calling May 6, 2025 Election
- g. Consider Adoption of District 7 Resolution Calling May 6, 2025 Election
- h. Consider Adoption of District 8 Resolution Calling May 6, 2025 Election

Mr. Pattamasaevi advised that the election concerns electing the board members that are up for election and that the Board can vote to opt out of having the tax growth limitation annual cap on the ballot for Districts 2 and 4-8 since there are no residents in those districts. Mr. Pattamasaevi noted that Districts 1 and 3 are the only Districts that have residents and would therefore adopt the new legislation. After review, Director Jason Kvols made a motion to opt out of adopting the Resolutions for Districts 2 and 4-8 Calling May 6, 2025 Election and to adopt Resolutions Calling May 6, 2025 Election for Districts 1 and 3, and Director Haleigh Kvols seconded the motion. The motion was carried by unanimous consent.

- i. Review and Discuss Potential SID: Mr. Pattamasaevi advised that amending the Service Plans is not necessary as the statute allows the District to modify the Service Plans by adding clarifications and not making amendments regarding the District's ability to levy assessments so that SIDs can be imposed, then the clarifications will be published as approved by El Paso County. If there are no objections, the Board can meet and then pass the approval of a Resolution regarding clarifications for the Service Plan amendment within 45 days. Discussion was made about having the SID go through District 1 and exclude property that is currently owned. Mr. Pattamasaevi stated he would research whether a SID can be issued within multiple districts simultaneously.

**5. PUBLIC COMMENT AND SIGN-SIN SHEET:** There was no other public comment.

**6. OTHER BUSINESS:**

**7. ADJOURNMENT:** With no further business, Mr. Noel moved to adjourn the meeting at 1:23 p.m., seconded by Director Kowash. Motion carried unanimously.

Respectfully Submitted,  
WSDM District Managers

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By: Recording Secretary