

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

Regular Board Meeting  
614 N. Tejon St., Colorado Springs, CO 80903  
**Tuesday, May 24, 2022 – 8:00 a.m.**

**BOARD OF DIRECTORS**

<b>John Mick</b>	President CAB & District 1-8
<b>Jason Kvolts</b>	Treasurer CAB, Secretary District 1-8
<b>Lee Merritt</b>	Secretary CAB, Treasurer District 1-8

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

<https://meet.goto.com/957931117>

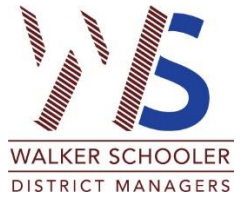
**You can also dial in using your phone.**

United States: [+1 \(669\) 224-3412](tel:+16692243412)

**Access Code:** 957-931-117

**AGENDA**

- 1. ADMINISTRATIVE MATTERS:**
  - a. Call to order/Declaration of Quorum
  - b. Approval of Agenda
  - c. Approval of Minutes from April 27, 2022
  
- 2. FINANCIALS:**
  - a. Approval of Payables, if needed.
  - b. Acceptance of Unaudited Financial Statements and the schedule of cash position.
  
- 3. MANAGEMENT MATTERS:**
  - a. Website-
    - Discuss home page- photo or logo, welcome message or summary, some districts include purpose
    - CAB- web designer or request specifics-dropdowns for meeting agendas, budgets, and other important documents
  
- 4. BUSINESS MATTERS:**
  - a. Update on CCR's-status on recording with county and notice to title company
  - b. Update on plat easements
  
- 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 June 28, 2022 at 8:00AM
  
- 8. ADJOURNMENT**





**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8  
HELD APRIL 27, 2022, 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 Wednesday, April 27, 2022, at 8:00 AM, 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, Secretary

Absent

Lee Merritt, Treasurer

Also in attendance were:

Kevin Walker, Walker Schooler District Managers  
Molly Gist, Walker Schooler District Managers  
Sue Gonzales, Walker Schooler District Managers  
Pete Susemihl, Legal Counsel

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order/Declaration of Quorum: Director Kvols called the meeting to order at 8:00 AM.
- b. Approval of Agenda: The Board unanimously approved the Agenda as presented.
- c. Approval of Minutes from March 22, 2022: The Board unanimously approved the Minutes from March 22, 2022.

**2. FINANCIALS**

- a. Approval of Payables: Director Kvols reported the Payables were reviewed and checks were mailed yesterday. The Board unanimously approved the Payables.
- b. Acceptance of Unaudited Financial Statements and the Schedule of Cash Position: The Board reviewed the Unaudited Financial Statements and schedule of cash position. Mr. Walker reported there is \$7.7 Million left in bond funds. The Board directed Ms. Gonzales to close the restricted accounts that are no longer needed. The Board unanimously accepted the Unaudited Financial Statements and the Schedule of Cash Position.

**3. MANAGEMENT MATTERS**

- a. Website -WSDM submitted application to SIPA: Ms. Gist reported the application has been submitted and we should hear an update in the next month on when the new SIPA website will be available. Ms. Gist noted the District's current website on the Walker Schooler District Manager's website is current and meets requirements until the new one is available.

#### **4. BUSINESS MATTERS**

- a. Contract Ratifications with Al Watson: Director Kvolts reported that they have issued a contract with Pate Construction for \$3,883,100.00, one to Martin Murrieta Materials for \$1,220,067.80, and on-call work orders with MJS Services. Mr. Walker recommended the contracts be with the vendors and Mayberry Communities.
- b. Update on CCR's - Status on Recording with County and Notice to Title Company: Director Kvolts noted they would like to record the CCR's before the closings scheduled for the end of May and June. Mr. Walker noted that enforcement language should be included regarding the ability to issue fines. Mr. Susemihl and Mr. Walker's comments and recommendations will be included and then they will be recorded with the County.
- c. Design Guidelines - Status (referenced in CCR): The design guidelines are not yet drafted.
- d. Requisition and Contracting - Contract with the District and payments issued through CAB: There was no additional discussion.
- e. Streetlights - Mountain View Electric Association requires a payment account. Discuss if best to continue reimbursing Jason or to set up business account with credit card: The Board discussed that the electric bill for the streetlights requires a payment account. Mr. Walker recommended it be paid from District No. 1 and confirmed a credit card could be set up on the account.

#### **5. LEGAL MATTERS**

- a. Nonprofit Status Update for Mayberry Community Covenants: Mr. Susemihl reported the nonprofit is not needed and the District could instead pass a Resolution.
- b. Vacate Easements: The Board discussed that Filing No. 3 is being processed through the County, and previously there have been easements recorded that underlay Filing No. 3 and have been dedicated via separate document to Sunset Metro, Mayberry Metropolitan District, and five to the County. According to the County, the only way to vacate the easements is to vacate them via separate documents and record them. Mr. Susemihl explained the owner of the easement will need to sign a form. He suggested contacting Lori with the County and the Title Company. Mr. Walker noted it is actually a release or termination not vacating which is done during platting.

**6. PUBLIC COMMENT:** There was no public comment.

#### **7. OTHER BUSINESS:**

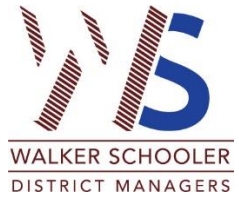
- a. Next Meeting is May 24, 2022 at 8:00 AM.

**8. ADJOURNMENT:** The Board adjourned the meeting at 8:49 AM.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Recording Secretary



**Mayberry Colorado Springs Community Authority Board**  
**BOND DRAW**  
5/10/2022

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
Centennial Land Surveying	2297	4/29/2022	\$ 5,081.00	
Centennial Land Surveying	2298	4/29/2022	\$ 1,080.00	
Development Services, Inc	2531	4/30/2022	\$ 27,754.78	
JPS Engineering, Inc	112002-6	2/28/2022	\$ 2,500.00	
JPS Engineering, Inc	082102-5	2/28/2022	\$ 5,200.00	
JPS Engineering, Inc	112003-7	2/28/2022	\$ 2,050.00	
JPS Engineering, Inc	082102-7	4/30/2022	\$ 3,300.00	
JPS Engineering, Inc	112003-9	4/30/2022	\$ 2,950.00	
Kumar & Associates	211907	9/6/1990	\$ 15,842.00	
Martin Marietta	35258426	4/28/2022	\$ 144,937.41	
MJS Services	1344	4/24/2022	\$ 617.50	
Pate Construction Co	2202-0003	4/27/2022	\$ 355,072.76	
Pate Construction Co	2202-0007	4/27/2022	\$ 64,932.50	
Pyramid Construction	13384	4/25/2022	\$ 54,222.50	
Pyramid Construction	21085-5	4/25/2022	\$ 22,000.00	
R&R Engineers/Surveyors, Inc	21194-22	4/1/2022	\$ 562.50	
R&R Engineers/Surveyors, Inc	21194-23	4/1/2022	\$ 300.00	
R&R Engineers/Surveyors, Inc	21194-24	4/1/2022	\$ 2,400.00	
R&R Engineers/Surveyors, Inc	21194-25	4/1/2022	\$ 1,800.00	
R&R Engineers/Surveyors, Inc	21194-26	4/1/2022	\$ 5,730.00	
R&R Engineers/Surveyors, Inc	21194-27	4/1/2022	\$ 1,830.00	
R&R Engineers/Surveyors, Inc	21194-28	4/1/2022	\$ 787.50	
R&R Engineers/Surveyors, Inc	21194-29	4/1/2022	\$ 787.50	
R&R Engineers/Surveyors, Inc	21194-30	4/1/2022	\$ 2,490.00	
R&R Engineers/Surveyors, Inc	21194-31	4/1/2022	\$ 1,290.00	
Raw Land Detailing	33660	4/20/2022	\$ 350.00	
USI Insurance Services	4144061	5/2/2022	\$ 1,321.00	
		<b>TOTAL</b>	<b>\$ 727,188.95</b>	

Mayberry Colorado Springs Community Authority



## Mayberry Colorado Springs Community Authority

## Balance Sheet

As of April 30, 2022

05/19/22

Accrual Basis

	Apr 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Central Bank	53.79
UMB 2021A Bond Fund 156046.2	0.23
UMB 2021A Surplus Fund 156046.3	955,805.93
UMB 2021A Cap Int Fund 156046.4	1,516,844.29
UMB 2021A Unre Proj Fd 156046.5	3,973,032.46
UMB Res Proj Fd 156046.6	193.86
UMB 2021B Res Proj Fd 156048.3	55.08
UMB 2021B Unre Proj Fd 156048.2	3,253,157.39
<b>Total Checking/Savings</b>	9,699,143.03
<b>Total Current Assets</b>	9,699,143.03
<b>Fixed Assets</b>	
<b>Construction in Progress</b>	
Asphalt	248,356.78
Sidewalks / Curb & Gutter	182,315.50
Engineering	461,001.77
Planning	32,577.76
Sanitary Sewer	452,007.67
Construction in Progress - Other	3,920,836.18
<b>Total Construction in Progress</b>	5,297,095.66
<b>Total Fixed Assets</b>	5,297,095.66
<b>TOTAL ASSETS</b>	<b>14,996,238.69</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	725,867.95
<b>Total Accounts Payable</b>	725,867.95
<b>Total Current Liabilities</b>	725,867.95
<b>Long Term Liabilities</b>	
Series 2021A Premium	633,993.55
Series 2021A Bonds	11,835,000.00
Series 2021 B Subordinate Bond	3,351,000.00
<b>Total Long Term Liabilities</b>	15,819,993.55
<b>Total Liabilities</b>	16,545,861.50
<b>Equity</b>	
Retained Earnings	-1,454,182.41
Net Income	-95,440.40
<b>Total Equity</b>	-1,549,622.81
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>14,996,238.69</b>

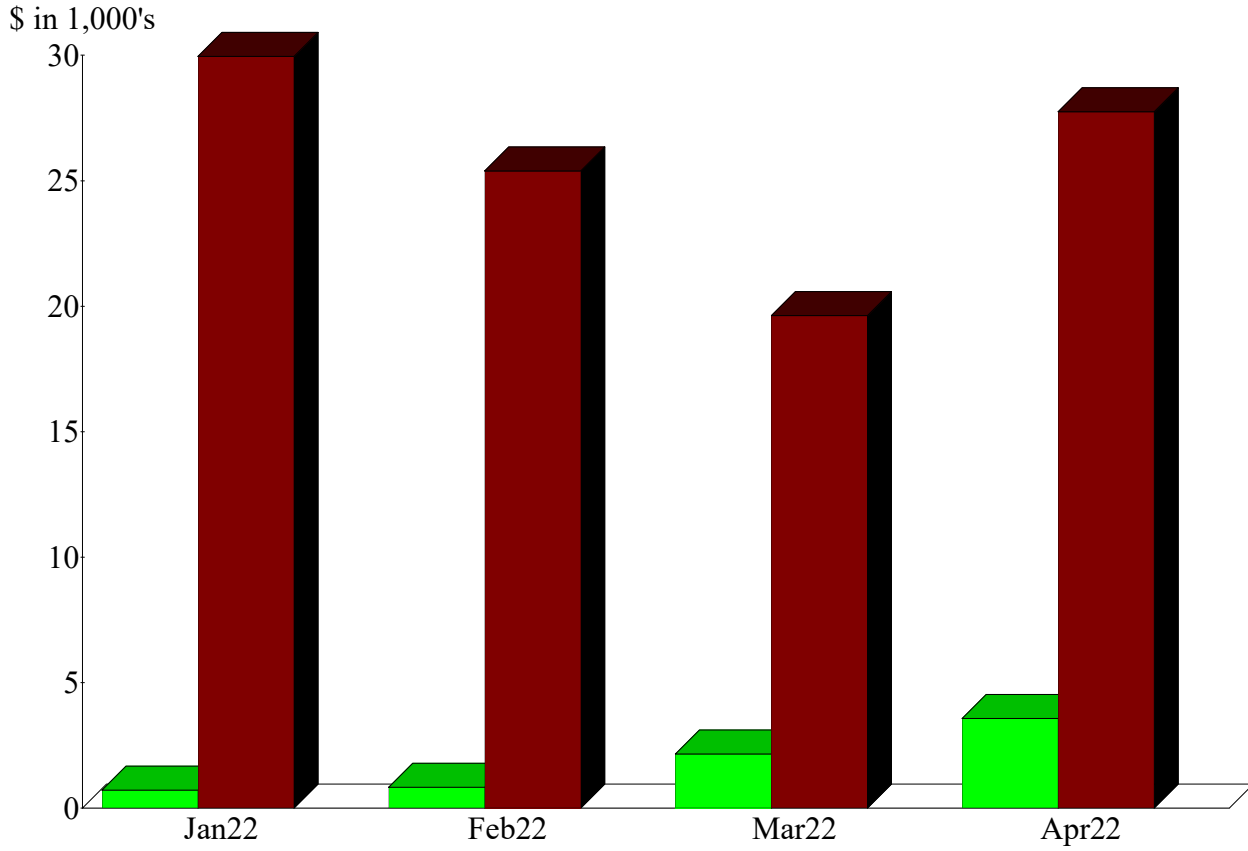
**Mayberry Colorado Springs Community Authority**  
**Profit & Loss Budget vs. Actual**  
 January through April 2022

	TOTAL				
	Apr 22	Jan - Apr 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Transfer in From MCSMD #2	0.00	0.00	323.00	-323.00	0.0%
<b>Total Income</b>	<u>0.00</u>	<u>0.00</u>	<u>323.00</u>	<u>-323.00</u>	<u>0.0%</u>
<b>Gross Profit</b>	0.00	0.00	323.00	-323.00	0.0%
<b>Expense</b>					
Bank Fee	0.00	25.00			
Capital Improvements	0.00	8,044.13			
<b>Bond Expense</b>					
Bond Interest	0.00	0.00	591,750.00	-591,750.00	0.0%
Trustee Fee	0.00	3,000.00	4,000.00	-1,000.00	75.0%
<b>Total Bond Expense</b>	<u>0.00</u>	<u>3,000.00</u>	<u>595,750.00</u>	<u>-592,750.00</u>	<u>0.5%</u>
Construction Management	27,754.78	91,114.85			
Fees & Licenses	0.00	542.00	1,000.00	-458.00	54.2%
<b>Total Expense</b>	<u>27,754.78</u>	<u>102,725.98</u>	<u>596,750.00</u>	<u>-494,024.02</u>	<u>17.21%</u>
<b>Net Ordinary Income</b>	-27,754.78	-102,725.98	-596,427.00	493,701.02	17.22%
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income	17.62	43.78	1,500.00	-1,456.22	2.92%
Interest Income Debt	3,554.36	7,241.80			
<b>Total Other Income</b>	<u>3,571.98</u>	<u>7,285.58</u>	<u>1,500.00</u>	<u>5,785.58</u>	<u>485.71%</u>
<b>Net Other Income</b>	3,571.98	7,285.58	1,500.00	5,785.58	485.71%
<b>Net Income</b>	<u><u>-24,182.80</u></u>	<u><u>-95,440.40</u></u>	<u><u>-594,927.00</u></u>	<u><u>499,486.60</u></u>	<u><u>16.04%</u></u>



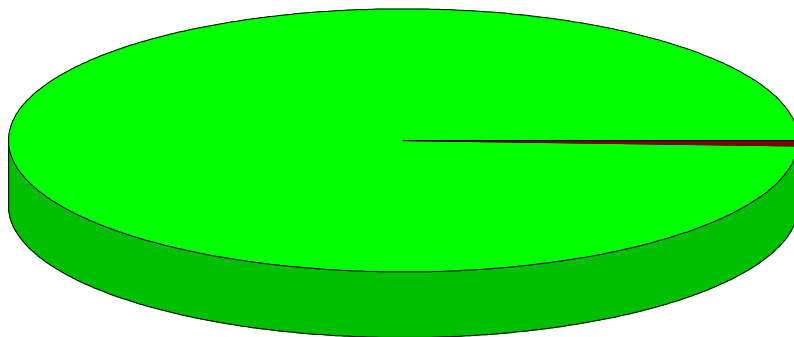
Income and Expense by Month  
January through April 2022

Income  
Expense



Income Summary  
January through April 2022

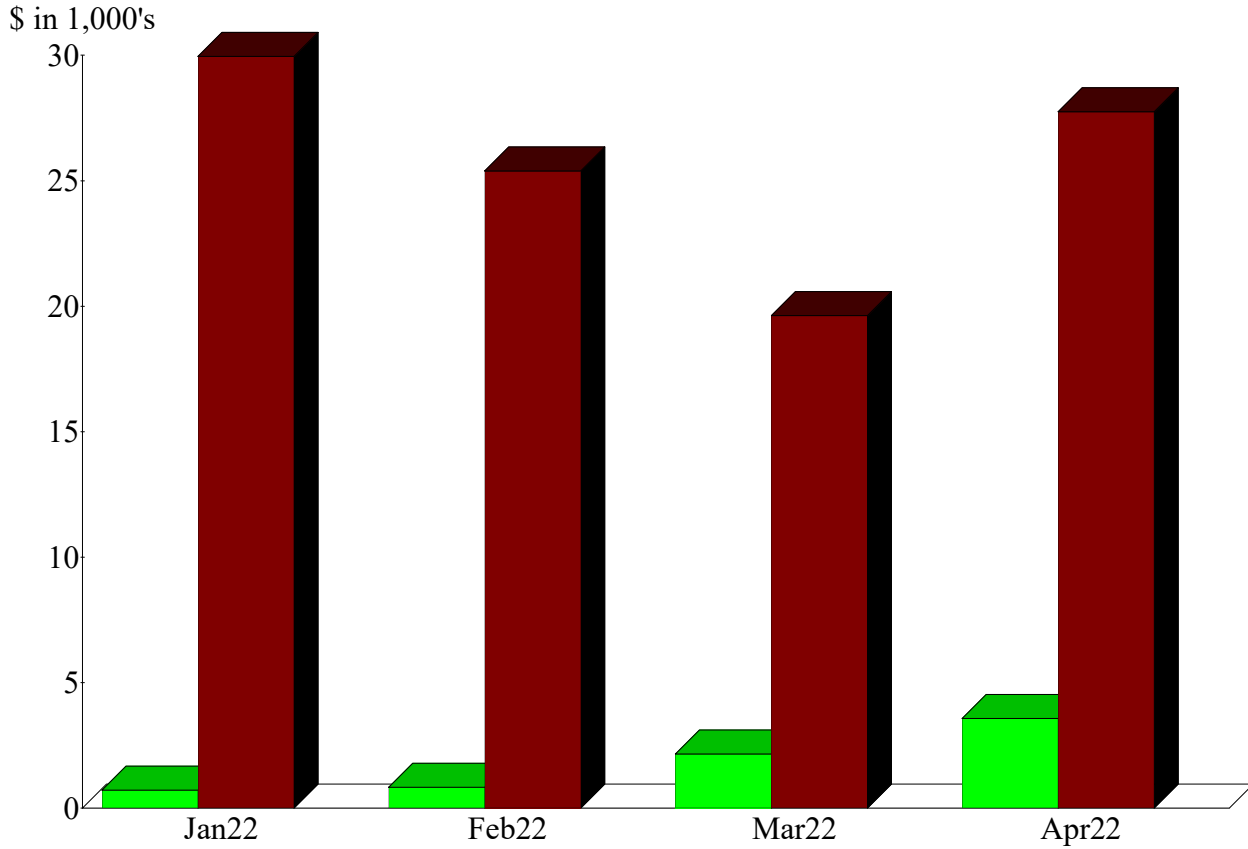
Interest Income Debt	99.40%
Interest Income	0.60
Total	\$7,285.58



By Account

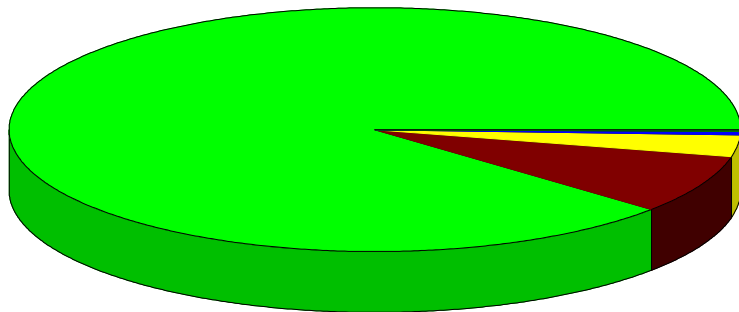
Income and Expense by Month  
January through April 2022

Income  
Expense



Expense Summary  
January through April 2022

Construction Management	88.70%
Capital Improvements	7.83
Bond Expense	2.92
Fees & Licenses	0.53
Bank Fee	0.02
<b>Total</b>	<b>\$102,725.98</b>



By Account

## Mayberry Colorado Springs Metro District #1

**Balance Sheet**

As of April 30, 2022

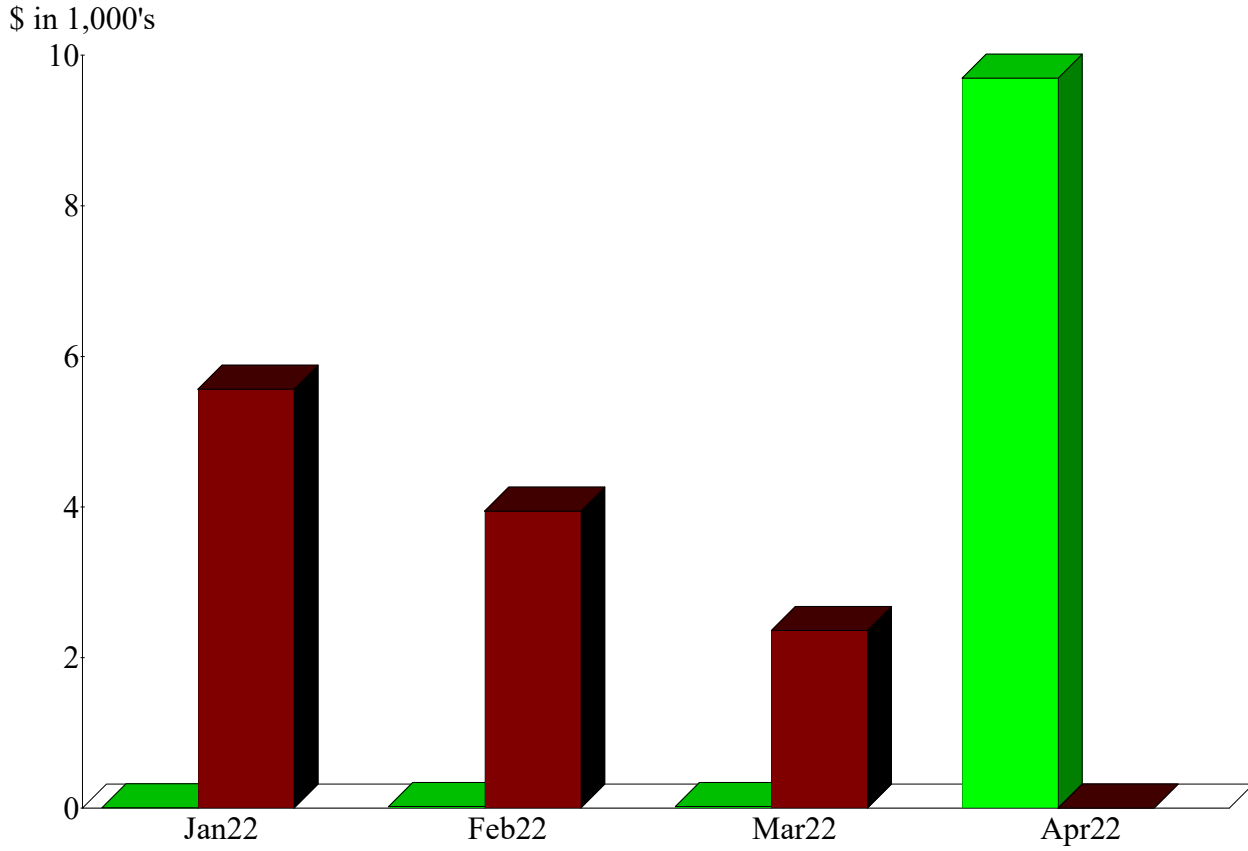
	<u>Apr 30, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First Bank Checking	42,244.20
<b>Total Checking/Savings</b>	<u>42,244.20</u>
<b>Total Current Assets</b>	<u>42,244.20</u>
<b>TOTAL ASSETS</b>	<b><u>42,244.20</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Taxes Due to the CAB from D2	7.73
<b>Total Other Current Liabilities</b>	<u>7.73</u>
<b>Total Current Liabilities</b>	<u>7.73</u>
<b>Total Liabilities</b>	7.73
<b>Equity</b>	
Fund Balance - Debt	14,066.68
Fund Balance - O&M	3,834.78
Retained Earnings	26,459.45
Net Income	<u>-2,124.44</u>
<b>Total Equity</b>	<u>42,236.47</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>42,244.20</u></b>

**Mayberry Colorado Springs Metro District #1**  
**Profit & Loss Budget vs. Actual**  
 January through April 2022

	TOTAL				
	Apr 22	Jan - Apr 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Taxes Due from District 2	1.14	7.36	129.00	-121.64	5.71%
Taxes Due from District 3	27.75	75.36			
Developer Advance - O&M	9,667.12	9,667.12	110,000.00	-100,332.88	8.79%
<b>Total Income</b>	<u>9,696.01</u>	<u>9,749.84</u>	<u>110,129.00</u>	<u>-100,379.16</u>	<u>8.85%</u>
<b>Expense</b>					
Audit	0.00	0.00	9,000.00	-9,000.00	0.0%
Contingency	0.00	0.00	5,000.00	-5,000.00	0.0%
District Management	0.00	0.00	35,000.00	-35,000.00	0.0%
Insurance	0.00	4,252.00	8,000.00	-3,748.00	53.15%
Legal	0.00	5,631.66	50,000.00	-44,368.34	11.26%
Miscellaneous	0.00	271.00	1,000.00	-729.00	27.1%
SDA Dues	0.00	1,719.62	1,381.00	338.62	124.52%
<b>Total Expense</b>	<u>0.00</u>	<u>11,874.28</u>	<u>109,381.00</u>	<u>-97,506.72</u>	<u>10.86%</u>
<b>Net Ordinary Income</b>	<u>9,696.01</u>	<u>-2,124.44</u>	<u>748.00</u>	<u>-2,872.44</u>	<u>-284.02%</u>
<b>Net Income</b>	<u><u>9,696.01</u></u>	<u><u>-2,124.44</u></u>	<u><u>748.00</u></u>	<u><u>-2,872.44</u></u>	<u><u>-284.02%</u></u>

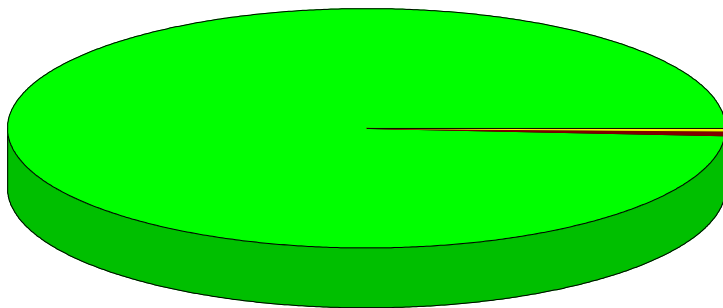
Income and Expense by Month  
January through April 2022

Income  
Expense



Income Summary  
January through April 2022

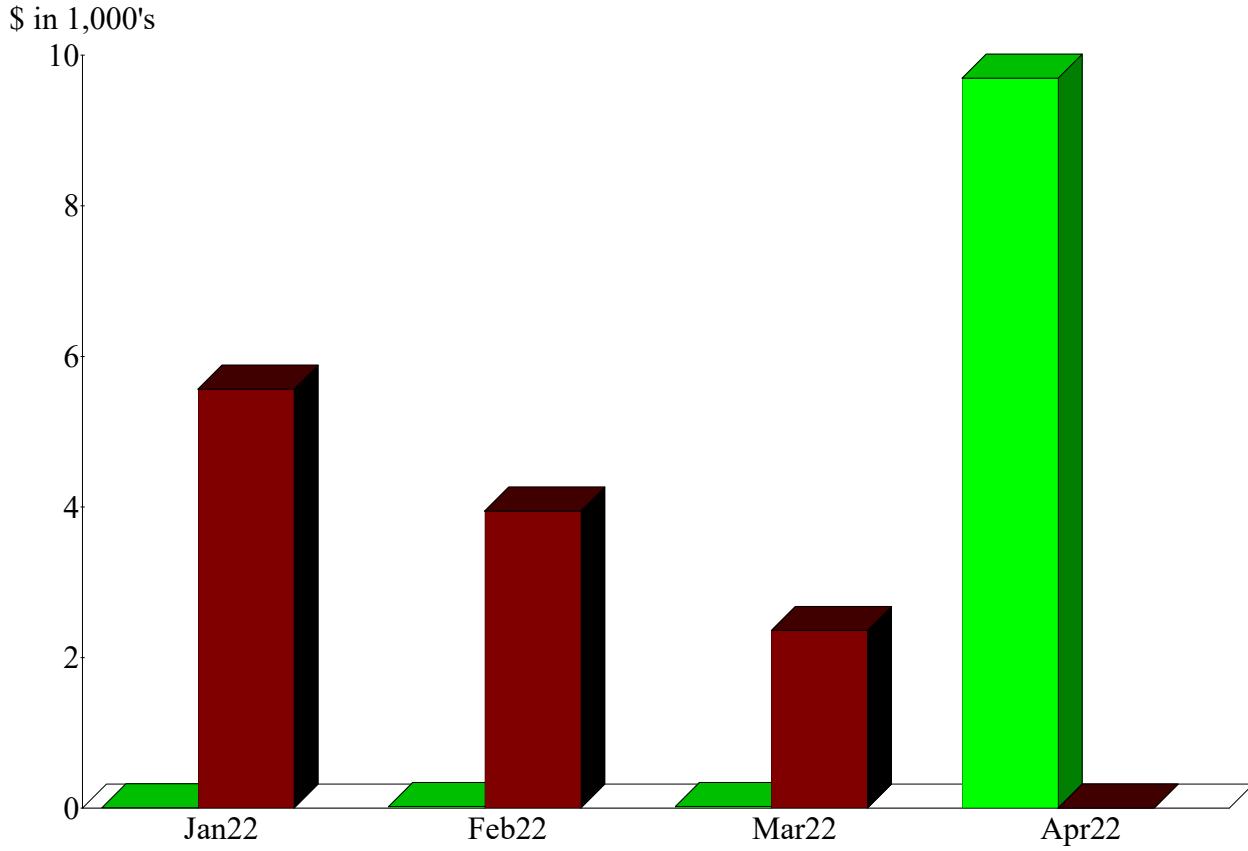
Developer Advance - O&M	99.15%
Taxes Due from District 3	0.77
Taxes Due from District 2	0.08
<b>Total</b>	<b>\$9,749.84</b>



By Account

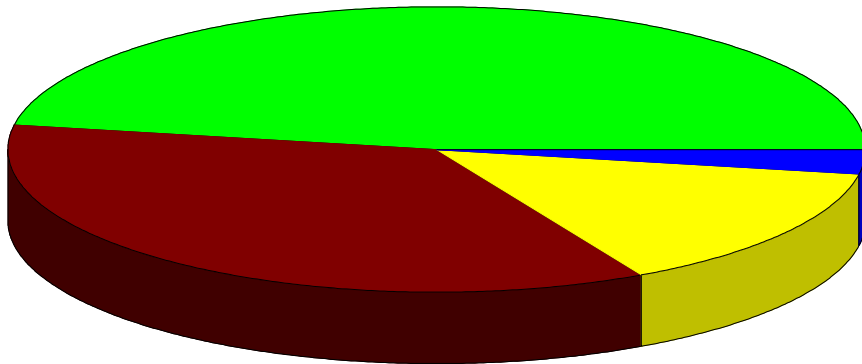
Income and Expense by Month  
January through April 2022

Income  
Expense



Expense Summary  
January through April 2022

Legal	47.43%
Insurance	35.81
SDA Dues	14.48
Miscellaneous	2.28
Total	\$11,874.28



By Account