



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

Regular Board Meeting
614 N. Tejon St., Colorado Springs, CO 80903
Tuesday, May 27, 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

DISTRICT #1 BOARD OF DIRECTORS

Board of Director	Title	Term Expiration
Randy Goodson	Director	Term Expires May 2029
Katrina Shepard	Director	Term Expires May 2029
Lee Merritt	Secretary	Term Expires May 2027
Haleigh Kvols	Assistant Secretary	Term Expires May 2027
Roger Kowash	Assistant Secretary	Term Expires May 2027

DISTRICT #2 BOARD OF DIRECTORS

Board of Director	Title	Term Expiration
John Mick	Director	Term Expires May 2027
Jason Kvols	Director	Term Expires May 2027
Randy Goodson	Director	Term Expires May 2029

DISTRICT #3 BOARD OF DIRECTORS

Board of Director	Title	Term Expiration
Katrina Shepard	Director	Term Expires May 2029
April Kochman	Director	Term Expires May 2029
Lee Merritt	Secretary	Term Expires May 2027
Haleigh Kvols	Assistant Secretary	Term Expires May 2027
Roger Kowash	Assistant Secretary	Term Expires May 2027

DISTRICT #'S 4-8 BOARD OF DIRECTORS

Board of Director	Title	Term Expiration
John Mick	Director	Term Expires May 2029
Randy Goodson	Director	Term Expires May 2029
Lee Merritt	Secretary	Term Expires May 2027
Haleigh Kvols	Assistant Secretary	Term Expires May 2027
Roger Kowash	Assistant Secretary	Term Expires May 2027

CAB BOARD OF DIRECTORS

Board of Director	Title	Term Expiration
John Mick	President	Term Expires April 2029
Jason Kvols	Secretary	Term Expires April 2029
Randy Goodson	Treasurer	Term Expires April 2029



AGENDA

1. ADMINISTRATIVE MATTERS:

- a. Call to order/Declaration of Quorum
- b. Approval of Agenda
- c. Appointment of Officers to District #1
- d. Appointment of Officers to District #2
- e. Appointment of Officers to District #3
- f. Appointment of Officers to District #'s 4-8
- g. Approval of Minutes from April 18, 2025, May 1, 2025, and May 12, 2025 Special Board Meetings (enclosure)

2. FINANCIALS:

- a. Acceptance of Unaudited Financial Statements and the schedule of cash position (enclosure)
- b. Approval of Payables through May 27, 2025 (enclosure)

3. MANAGEMENT REPORT

4. BUSINESS MATTERS

5. LEGAL MATTERS

- a. Discuss and Consider Amendment of Resolution Regarding Acceptance of Authority Eligible Costs

6. PUBLIC COMMENT AND SIGN-IN SHEET:

(Limited to 3 minutes and only for items not on the agenda)

7. ADJOURNMENT



**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB and NOS. 1-8
HELD FRIDAY, APRIL 18, 2025
AT 8:30 AM**

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, April 18, at 8:30 AM, at 614 N. Tejon St., and via tele/videoconference: <https://video.cloudoffice.avaya.com/join/504564168>

Attendance:

Directors Attending Virtually

John Mick,	President
Jason Kvols,	Treasurer
Haleigh Kvols,	Assistant Secretary
Roger Kowash,	Assistant Secretary

Directors Absent

Lee Merritt,	Secretary (excused)
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Also in attendance were:

Adam Noel, WSDM	District Manager
Jak Pattamasaevi,	Gardner Law
Bob Gardner,	Gardner Law
Chase Hanusa,	The Connexion Group
Pamela Giss,	Blackwood

1. Call to Order:

The meeting was called to order at 8:35 AM by Mr. Noel.

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

Mr. Noel indicated that a quorum of the Board was 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.

3. Continuation: Director Goodson moved to continue the meeting to May 1, 2025 at 8:30 AM; seconded by Director Jason Kvols. Motion passed unanimously.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 18, 2025 SPECIAL MEETING MINUTES OF THE MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB and NOS 1-8.

Approved by: Secretary of the Board



**MINUTES OF THE CONTINUED SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
THE MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB and NOS. 1-8
HELD THURSDAY, MAY 1, 2025
AT 8:30 AM**

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

Attendance:

Directors Attending Virtually

John Mick,	President
Jason Kvols,	Treasurer
Haleigh Kvols,	Assistant Secretary
Roger Kowash,	Assistant Secretary

Directors Absent

Lee Merritt,	Secretary (excused)
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Also in attendance were:

Adam Noel, WSDM	District Manager
Jak Pattamasaevi,	Gardner Law
Bob Gardner,	Gardner Law
Casey Lekahal,	Taft Law
K.C. Veio,	Kline Alvarado Veio, P.C.
Lindsay Conroy,	Kline Alvarado Veio, P.C.

1. Call to Order:

The meeting was called to order at 8:31 AM by Mr. Noel.

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

Mr. Noel indicated that a quorum of the Board was 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.

3. Approval of Agenda:

President Mick motioned to approve the agenda as presented for Districts 1-8 and CAB; seconded by Director Goodson (CAB) and Director Kowash (Districts 1-8). Motion passed unanimously.

4. Legal Matters:

- a. Review and consider approval of the Joint Resolution Amending the Mayberry, Colorado Springs Community Authority Establishment Agreement: President Mick moved to approve the Joint Resolution Amending the Mayberry, Colorado Springs Community Authority Establishment Agreement for Districts 1-8 and CAB as presented; seconded by Director Jason Kvols (CAB) and Director Kowash (Districts 1-8). Motion passed unanimously.
- b. Review and consider approval of the resolution to impose special assessments upon properties within Mayberry, Colorado Springs Community Authority Special Improvement District No. 1: Mr. Pattamasaevi opened and closed the public hearing with no comments from the public in attendance. Director Goodson (CAB) moved to approve the Resolution to Impose Special Assessments upon Properties within Mayberry, Colorado Springs Community Authority Special Improvement District No.1, modified so that any Liens are not triggered to be paid off upon a transfer to an entity that is majority owned by the Developer, and to authorize Director Goodson as first approver of the final document and sales delegate; seconded by President Mick. Motion passed unanimously.
- c. Review and consider approval of the resolution to authorize the issuance of Mayberry, Colorado Springs Community Authority Special Improvement District No. 1 Special Assessment Revenue Bonds, Series 2025 in an aggregate principal amount not to exceed \$25,000,000: Director Goodson (CAB) moved to approve the Bond Parameters Resolution as presented with Director Goodson as primary delegate of the final document and President Mick as secondary delegate; seconded by President Mick. Motion passed unanimously.
- d. Review and consider approval of the agreement to purchase land from Mayberry Communities, LLC: Director Goodson (CAB) moved to authorize himself as the delegate to enter into an agreement to purchase fifteen or more acres of land for \$2.1 million or less, subject to consultation with legal counsel; seconded by President Mick. Motion passed unanimously.
- e. Review and consider approval of the intergovernmental agreement regarding stormwater facilities maintenance: President Mick (CAB and District 1-8) moved to approve the IGA regarding stormwater facilities maintenance as presented; seconded by Director Goodson (CAB) and Director Kowash (Districts 1-8). Motion passed unanimously.
- f. Review and consider approval of the Causey Public Finance, LLC Engagement Letter to complete the SID Cash Flow Forecast: Director Goodson (CAB) moved to approve the Causey Public Finance, LLC Engagement Letter for \$16,000-\$18,000; seconded by President Mick (CAB). Motion passed unanimously.

5. New Business:

- a. Ratification and approval of Payables through May 1st, 2025: President Mick (Districts 1-8) moved to approve the payables for Districts 1-8 as presented; seconded by Director Kowash. Motion passed unanimously. President Mick (CAB) moved to approve the

payables for the CAB as presented; seconded by Director Jason Kvols. Motion passed unanimously.

Submitted by: Recording Secretary

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

Approved by: Secretary of the Board



**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB
HELD MONDAY, May 12, 2025
AT 11:30 AM**

Pursuant to the posted notice, the special meeting of the Board of Directors of the Mayberry, Colorado Springs Metropolitan District CAB was held on Monday, May 12, at 11:30 AM, at 614 N. Tejon St., and via tele/videoconference: <https://video.cloudoffice.avaya.com/join/504564168>

Attendance:

Directors Attending Virtually

John Mick,	President
Randy Goodson,	Treasurer
Jason Kvols,	Secretary

Also in attendance were:

Adam Noel, WSDM	District Manager
Jak Pattamasaevi,	Gardner Law

1. Call to Order:

The meeting was called to order at 11:32 AM by Mr. Noel.

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

Mr. Noel indicated that a quorum of the Board was 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.

3. Approval of Agenda: Director Goodson moved to approve the agenda as presented; seconded by Director Jason Kvols. Motion passed unanimously.

4. Legal Matters:

- a. Review and consider approval of Municap Engagement Letter: Director Goodson moved to approve the Municap Engagement Letter for services in the amount of \$5,000; seconded by President Mick. Motion passed unanimously.

- b. Review and consider approval of the Resolution Accepting Engineering Certifications: Director Goodson moved to approve the Resolution Accepting Engineering Certifications in the amount of \$2,062,765.20 in reimbursement to Mayberry Communities, LLC; seconded by President Mick. Motion passed unanimously.

5. Adjournment: Mr. Noel adjourned the meeting at 11:37 AM.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL May 12, 2025 SPECIAL MEETING
MINUTES OF THE MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT CAB

Approved by: Secretary of the Board



Balance Sheet

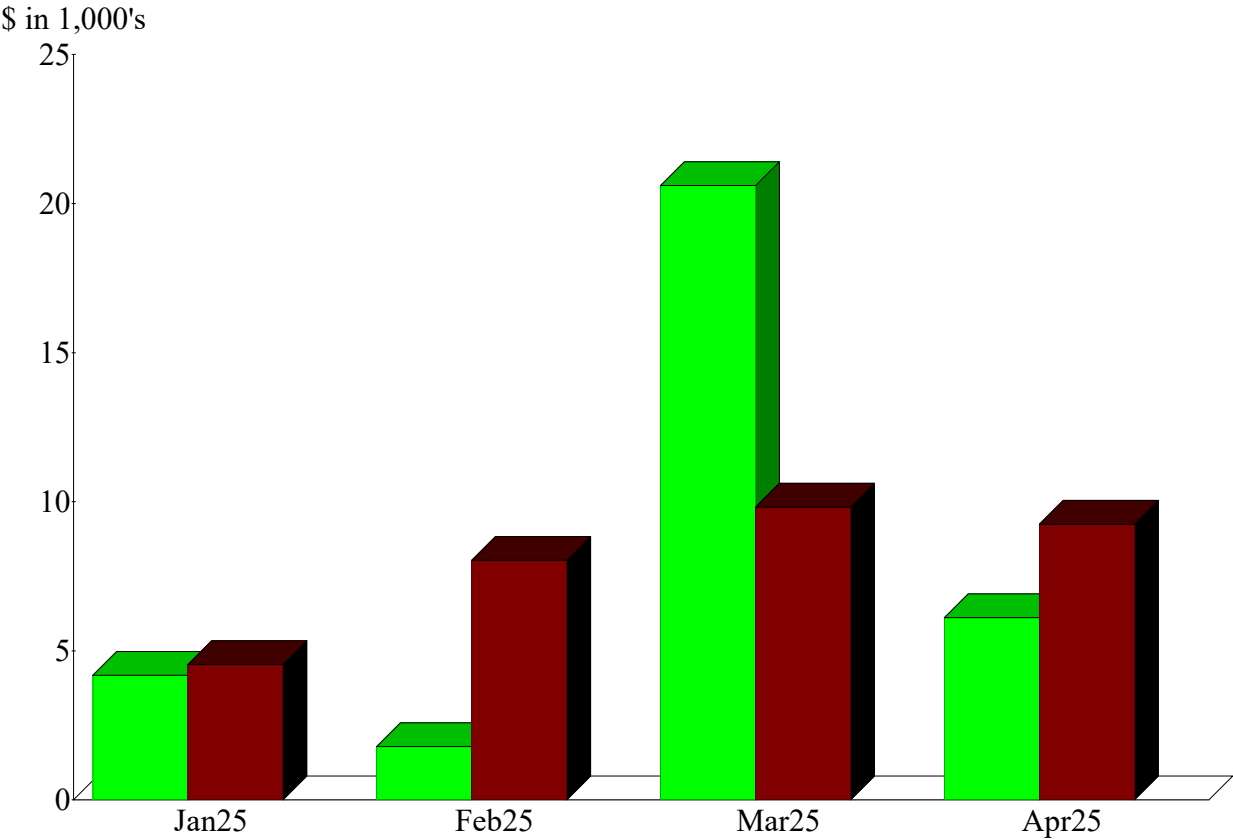
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	13,596.24
Total Checking/Savings	13,596.24
Total Current Assets	13,596.24
TOTAL ASSETS	13,596.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	13,554.08
Total Accounts Payable	13,554.08
Other Current Liabilities	
Taxes Due to the CAB from D2	148.69
Taxes Due to the Cab from D3	3,941.08
Total Other Current Liabilities	4,089.77
Total Current Liabilities	17,643.85
Total Liabilities	17,643.85
Equity	
Fund Balance - Debt	14,066.68
Fund Balance - O&M	3,834.78
Retained Earnings	-22,979.14
Net Income	1,030.07
Total Equity	-4,047.61
TOTAL LIABILITIES & EQUITY	13,596.24

Mayberry Colorado Springs Metro District #1
Profit & Loss Budget vs. Actual
January through April 2025

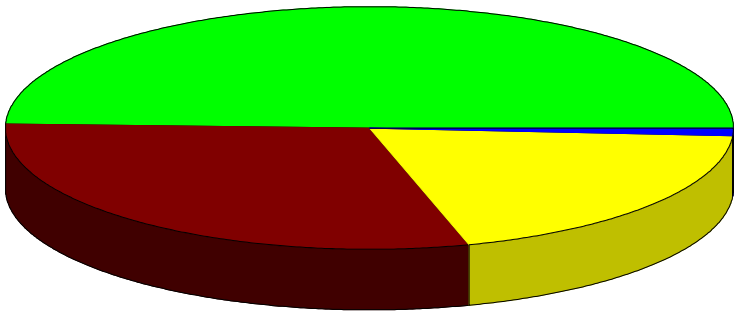
TOTAL					
	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Developer Advance		6,400.01	69,000.00	-62,599.99	9.28%
Landscape Fee Revenue	4,998.43	9,821.74	35,000.00	-25,178.26	28.06%
Taxes Due from District 2	59.47	235.36	8,010.00	-7,774.64	2.94%
Taxes Due from District 3	1,052.62	16,231.42	131,153.00	-114,921.58	12.38%
Total Income	6,110.52	32,688.53	243,163.00	-210,474.47	13.44%
Expense					
Billing		1.70			
Bank Fees	2.00	2.00	50.00	-48.00	4.0%
Contingency			5,000.00	-5,000.00	
District Management	2,106.50	8,257.50	66,000.00	-57,742.50	12.51%
Election Expense	4,524.13	11,580.27	7,500.00	4,080.27	154.4%
Engineering - O&M			5,000.00	-5,000.00	
Insurance			20,000.00	-20,000.00	
Landscaping	2,257.90	9,031.60	35,000.00	-25,968.40	25.81%
Legal			20,000.00	-20,000.00	
Postage - Billing	224.55	783.95	750.00	33.95	104.53%
SDA Dues		1,461.88	2,100.00	-638.12	69.61%
Utilities - Street Lights	134.89	539.56	1,000.00	-460.44	53.96%
Total Expense	9,249.97	31,658.46	162,400.00	-130,741.54	19.49%
Net Ordinary Income	-3,139.45	1,030.07	80,763.00	-79,732.93	1.28%
Net Income	-3,139.45	1,030.07	80,763.00	-79,732.93	1.28%

Income and Expense by Month January through April 2025

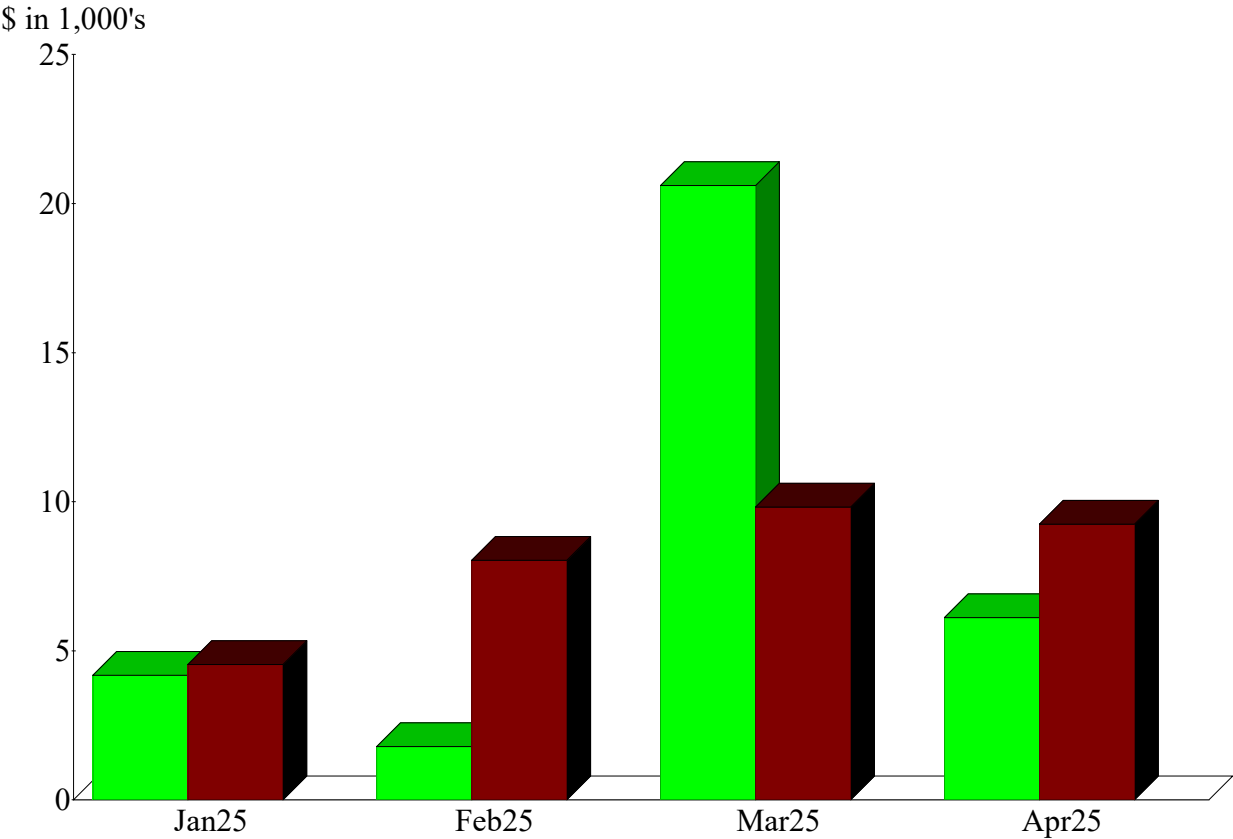


Income Summary January through April 2025

Taxes Due from District 3	49.65%
Landscape Fee Revenue	30.05
Developer Advance	19.58
Taxes Due from District 2	0.72
Total	\$32,688.53

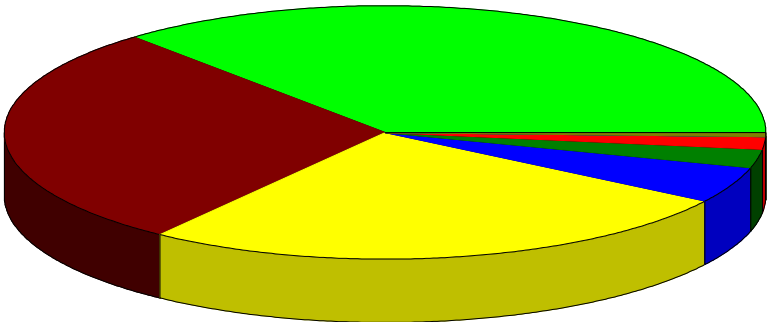


Income and Expense by Month January through April 2025



Expense Summary January through April 2025

Election Expense	36.58%
Landscaping	28.53
District Management	26.08
SDA Dues	4.62
Postage - Billing	2.48
Utilities - Street Lights	1.70
Bank Fees	0.01
Billing	0.01
Total	\$31,658.46





Mayberry Colorado Springs Community Authority

05/23/25

Balance Sheet

Accrual Basis

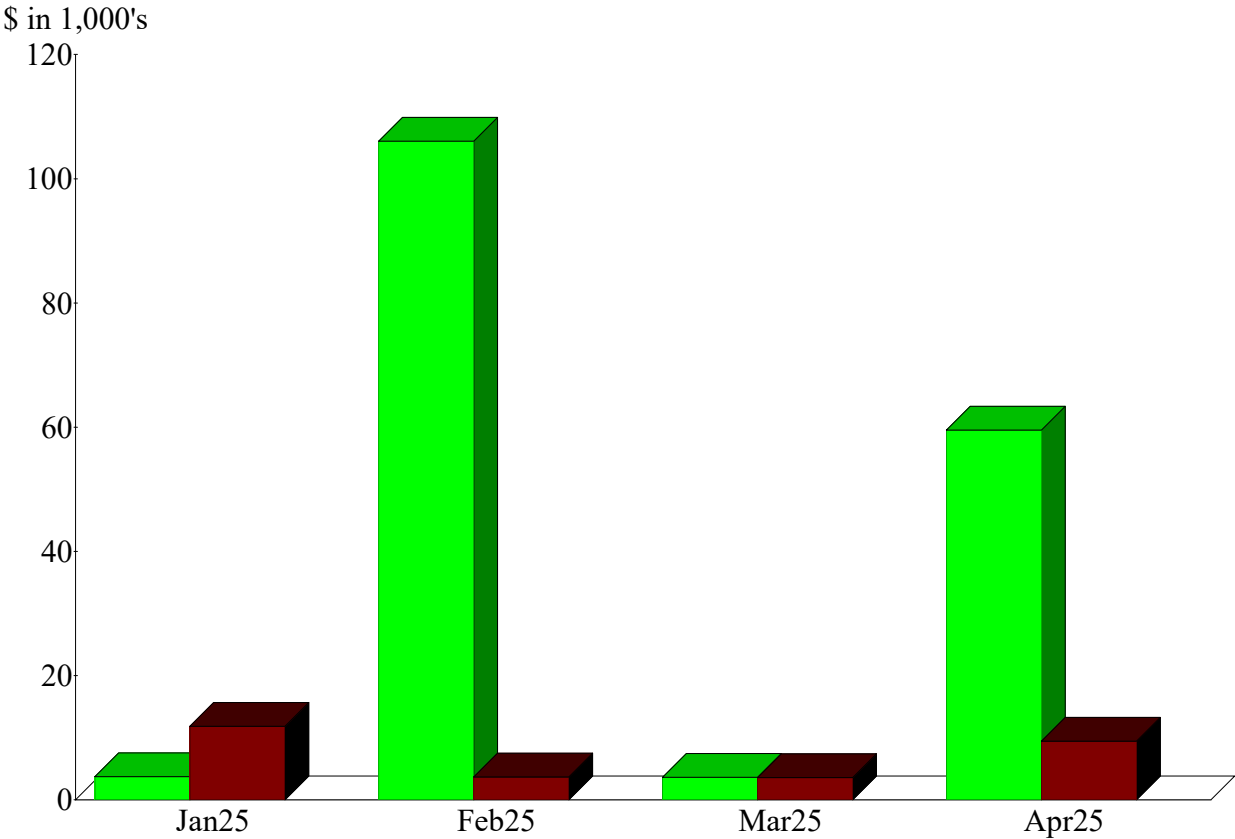
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
UMB 156048.1	1,583.61
First National Bank	30,131.21
UMB 2021A Revenue Fund 156046.1	55,975.88
UMB 2021A Surplus Fund 156046.3	982,369.79
Total Checking/Savings	1,070,060.49
Other Current Assets	
Due From District 1 - D2 Taxes	384.19
Due from District 1 - D3 Taxes	4,846.07
Due From Developer	18,871.00
Total Other Current Assets	24,101.26
Total Current Assets	1,094,161.75
Fixed Assets	
Construction in Progress	
Asphalt	2,396,664.06
Sidewalks / Curb & Gutter	924,026.42
Engineering	1,246,151.94
Planning	937,324.45
Sanitary Sewer	523,466.92
Construction in Progress - Other	7,944,853.63
Total Construction in Progress	13,972,487.42
Total Fixed Assets	13,972,487.42
TOTAL ASSETS	15,066,649.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	351,387.85
Total Accounts Payable	351,387.85
Other Current Liabilities	
Accrued Int - Developer Adv	5,612.00
Retainage Payable	18,336.00
Interest Payable - Series 2021B	720,529.00
Interest Payable - Series 2021A	49,313.00
Total Other Current Liabilities	793,790.00
Total Current Liabilities	1,145,177.85
Long Term Liabilities	
Developer Advance Pay	747,666.65
Accum Amort Series 2021A Prem	-71,374.00
Series 2021A Premium	633,993.55
Series 2021A Bonds	11,835,000.00
Series 2021 B Subordinate Bond	3,351,000.00
Total Long Term Liabilities	16,496,286.20
Total Liabilities	17,641,464.05
Equity	
Retained Earnings	-2,719,155.18
Net Income	144,340.30
Total Equity	-2,574,814.88
TOTAL LIABILITIES & EQUITY	15,066,649.17

Mayberry Colorado Springs Community Authority
Profit & Loss Budget vs. Actual
January through April 2025

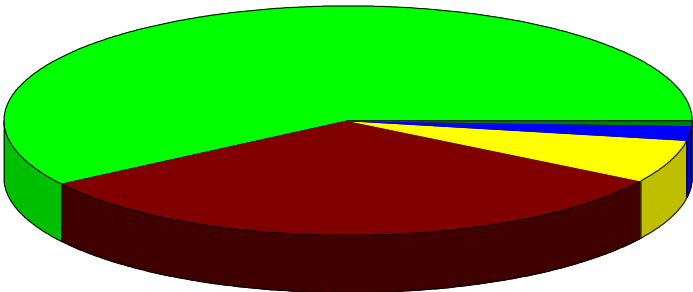
	TOTAL				
	Apr 25	Jan - Apr 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Developer Advance		102,720.46			
Transfer in From MCSMD #2	701.65	701.65	20,024.00	-19,322.35	3.5%
Transfer in From MCSMD #3	55,274.23	55,274.23	131,608.00	-76,333.77	42.0%
Total Income	55,975.88	158,696.34	151,632.00	7,064.34	104.66%
Gross Profit	55,975.88	158,696.34	151,632.00	7,064.34	104.66%
Expense					
Professional Fees			10,275.00	-10,275.00	
Dues and Subscriptions			1,200.00	-1,200.00	
Bank Fee	203.82	814.95			
Legal	7,200.00	19,997.16			
Bond Expense					
Bond Interest			591,750.00	-591,750.00	
Trustee Fee			3,000.00	-3,000.00	
Total Bond Expense			594,750.00	-594,750.00	
Construction Management		450.73			
District Management	2,073.00	6,755.25	12,000.00	-5,244.75	56.29%
Fees & Licenses		627.75	1,000.00	-372.25	62.78%
Insurance			3,000.00	-3,000.00	
Total Expense	9,476.82	28,645.84	622,225.00	-593,579.16	4.6%
Net Ordinary Income	46,499.06	130,050.50	-470,593.00	600,643.50	-27.64%
Other Income/Expense					
Other Income					
Interest Income	3,548.10	10,555.99	15,000.00	-4,444.01	70.37%
Interest Income Debt		3,733.81			
Total Other Income	3,548.10	14,289.80	15,000.00	-710.20	95.27%
Net Other Income	3,548.10	14,289.80	15,000.00	-710.20	95.27%
Net Income	50,047.16	144,340.30	-455,593.00	599,933.30	-31.68%

Income and Expense by Month January through April 2025

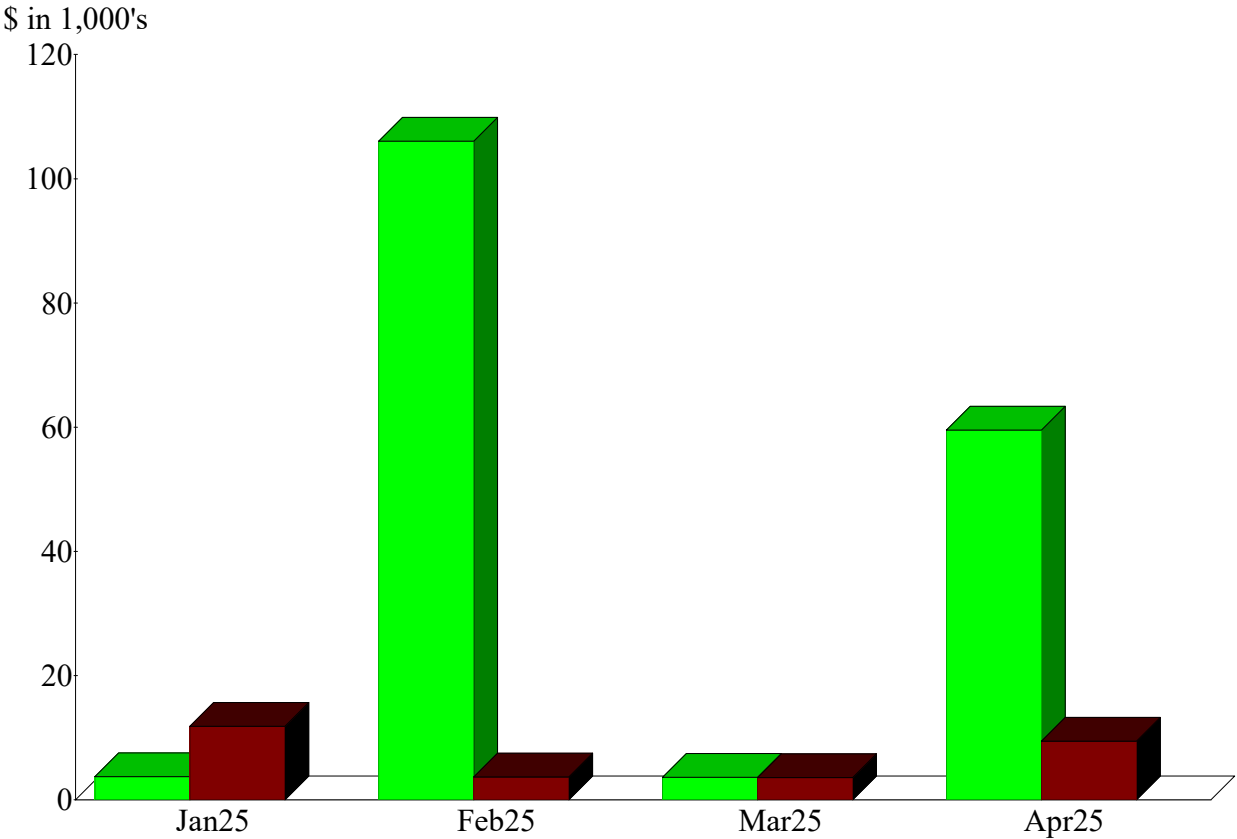


Income Summary January through April 2025

Developer Advance	59.38%
Transfer in From MCSMD #3	31.95
Interest Income	6.10
Interest Income Debt	2.16
Transfer in From MCSMD #2	0.41
Total	\$172,986.14

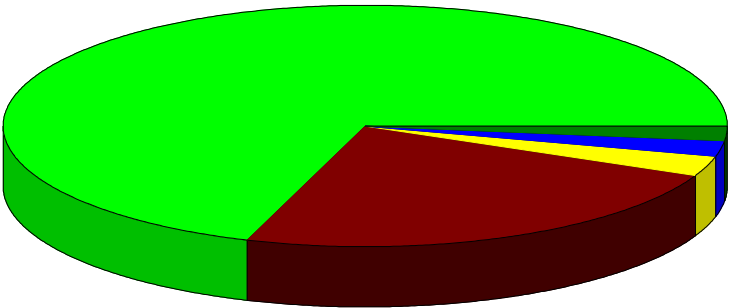


Income and Expense by Month January through April 2025



Expense Summary January through April 2025

Legal	69.81%
District Management	23.58
Bank Fee	2.84
Fees & Licenses	2.19
Construction Management	1.57
Total	\$28,645.84





Mayberry Colorado Springs Metropolitan District No. 1
GENERAL FUND ACCOUNT
5/27/2025

Company	Invoice	Date	Amount	Comments
EarthX	13138	4/23/2025	\$2,257.90	Never Uploaded to Bill.com - was not paid last month
Teak Simonton	52725	5/27/2025	\$3,966.53	Reimbursement for Election work done in Districts 1-8
WSDM District Managers	773	4/30/2025	\$2,214.12	
		TOTAL	\$8,438.55	

First Bank Balance 05/01/25

13,746.24

Current Payables

(8,438.55)

Funds Remaining after Payables

5,307.69

Mayberry Colorado Springs MD#1 Director



Mayberry Colorado Springs Community Authority Board
BOND DRAW
5/27/2025

Company	Invoice	Date	Amount	Comments
Centennial Land Surveying	2663	12/26/2024	\$1,200.00	Outstanding
Development Services, Inc	2666	3/5/2025	\$450.73	Outstanding
DNB Grading INC	3140	2/5/2025	\$5,037.00	Outstanding
Martin Marietta	45078039	2/24/2025	\$36,142.12	Outstanding
Midwest Barricade Co., Inc	37496	3/1/2025	\$5,031.21	Outstanding
Pate Construction Co.	2437-0000	12/23/2024	\$19,549.06	Outstanding
R&R Engineers	MC24145-05	2/5/2025	\$38,148.07	Outstanding
R&R Engineers	MC22249-14	1/31/2025	\$2,297.50	Outstanding
R&R Engineers	MC22208-20	1/31/2025	\$330.00	Outstanding
SDA	32425 - CAB	3/24/2025	\$627.75	Outstanding
The Gardner Law Office	10498	5/15/2025	\$1,950.00	
The Gardner Law Office	10487	4/10/2025	\$7,200.00	Outstanding
The Gardner Law Office	10473	3/15/2025	\$708.16	Outstanding
The Gardner Law Office	10457	2/20/2025	\$1,375.00	Outstanding
UMB Bank	156046.1	7/12/2024	\$4,000.00	Outstanding
UMB Bank	156048.1	7/12/2024	\$3,000.00	Outstanding
WSDM District Managers	674	2/28/2025	\$2,139.10	Outstanding
WSDM District Managers	724	3/31/2025	\$1,595.40	Outstanding
WSDM District Managers	772	4/30/2025	\$2,073.00	Outstanding
		TOTAL	\$132,854.10	

Mayberry Colorado Springs Community Authority

First National Bank Balance 05/01/25	\$ 30,131.21
Current Bond Draw	-\$132,854.10
1/28/2025 Bond Draw	(947.75)
Funds needed to fund Draw	(103,670.64)