



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8
HELD NOVEMBER 22, 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 Tuesday, November 22, 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
Lee Merritt, Treasurer (Excused)

Also in attendance were:

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

1. ADMINISTRATIVE MATTERS

- a. Call to Order/Declaration of Quorum: Mr. Noel called the meeting to order at 8:04 AM and confirmed a quorum with Director Merritt excused.
- b. Approval of Agenda: Director Kvols added item 4.a. Discussion on Landscape Easement. Director Kvols moved to approve the Agenda as amended; seconded by President Mick. Motion passed unanimously.
- c. Approval of Minutes from September 27, 2022, Continued on October 5, 2022: After review, Director Kvols moved to approve the September 27, 2022 and October 5, 2022 Meeting Minutes; seconded by President Mick. Motion passed unanimously.

2. FINANCIALS

- a. Acceptance of Unaudited Financial Statements and the Schedule of Cash Position: Mr. Noel presented the Unaudited Financial Statements and the schedule of cash position. After review, Director Kvols moved to approve the Unaudited Financial Statements; seconded by President Mick. Motion passed unanimously.
- b. Ratification of Approved Payables: Mr. Noel presented the Payables. After review, Director Kvols moved to approve the Payables as amended; seconded by President Mick. Motion passed unanimously.
- c. Public Hearing on 2022 Budget Amendment: Director Kvols moved to open the Public Hearing on the 2022 Budget Amendment; seconded by President Mick. Motion passed unanimously. After no public comment, Director Kvols moved to close the Public Hearing; seconded by President Mick. Motion passed unanimously. Mr. Walker presented the 2022 Budget Amendment for CAB, Districts 1-4, and District 8.

- i. Consider Adoption of CAB Resolution Amending 2022 Budget: Director Kvols moved to adopt the CAB Resolution Amending 2022 Budget; seconded by President Mick. Motion passed unanimously.
 - ii. Consider Adoption of District 1 Resolution Amending 2022 Budget: Director Kvols moved to adopt the District 1 Resolution Amending 2022 Budget; seconded by President Mick. Motion passed unanimously.
 - iii. Consider Adoption of District 2 Resolution Amending 2022 Budget: Director Kvols moved to adopt the District 2 Resolution Amending 2022 Budget; seconded by President Mick. Motion passed unanimously.
 - iv. Consider Adoption of District 3 Resolution Amending 2022 Budget: Director Kvols moved to adopt the District 3 Resolution Amending 2022 Budget; seconded by President Mick. Motion passed unanimously.
 - v. Consider Adoption of District 4 Resolution Amending 2022 Budget: Director Kvols moved to adopt the District 4 Resolution Amending 2022 Budget; seconded by President Mick. Motion passed unanimously.
 - vi. Consider Adoption of District 8 Resolution Amending 2022 Budget: Director Kvols moved to adopt the District 8 Resolution Amending 2022 Budget; seconded by President Mick. Motion passed unanimously.
- d. Public Hearing on 2023 Budget: Director Kvols moved to open the Public Hearing on the 2023 Budget; seconded by President Mick. Motion passed unanimously. After no public comment, Director Kvols moved to close the Public Hearing; seconded by President Mick. Motion passed unanimously. Mr. Noel presented the 2023 Budget for CAB, Districts 1-4, and District 8. Mr. Susemihl noted the numbers will be adjusted slightly with the final assessed valuations that will be received next week.
- i. Consider Adoption of CAB Resolution Adopting 2023 Budget: Director Kvols moved to adopt the CAB Resolution adopting 2023 Budget pending the final assessed valuations; seconded by President Mick. Motion passed unanimously.
 - ii. Consider Adoption of District 1 Resolution Adopting 2023 Budget: Director Kvols moved to adopt the District 1 Resolution adopting 2023 Budget pending the final assessed valuations; seconded by President Mick. Motion passed unanimously.
 - iii. Consider Adoption of District 2 Resolution Adopting 2023 Budget: Director Kvols moved to adopt the District 2 Resolution adopting 2023 Budget pending the final assessed valuations; seconded by President Mick. Motion passed unanimously.
 - iv. Consider Adoption of District 3 Resolution Adopting 2023 Budget: Director Kvols moved to adopt the District 3 Resolution adopting 2023 Budget pending the final assessed valuations; seconded by President Mick. Motion passed unanimously.
 - v. Consider Adoption of District 4 Resolution Adopting 2023 Budget: Director Kvols moved to adopt the District 4 Resolution adopting 2023 Budget pending the final assessed valuations; seconded by President Mick. Motion passed unanimously.
 - vi. Consider Adoption of District 8 Resolution Adopting 2023 Budget: Director Kvols moved to adopt the District 8 Resolution adopting 2023 Budget pending the final assessed valuations; seconded by President Mick. Motion passed unanimously.

3. MANAGEMENT MATTERS: The Board discussed the Service Plan Amendment process for next year to allow the mill levy increase to 15 mills for District 3 effective in 2024.

4. BUSINESS MATTERS

- a. Discussion on Landscape Easement: The Board discussed the landscape easement. Director Kvols presented the draft Grant of Easement document and supporting exhibits. The Board discussed the language that reflects the District will only maintain the architectural fencing on

the sides of corner lots, and the homeowners will be responsible for the fence and gates in between the houses.

5. LEGAL MATTERS

- a. Review and Consider Approval of WSDM – District Managers Engagement Letter: Mr. Noel presented the WSDM District Managers Engagement Letter. Director Kvols moved to approve the WSDM District Managers Engagement Letter as presented; seconded by President Mick. Motion passed unanimously.
- b. Review and Consider Approval of BiggsKofford 2022 Audit Engagement Letter for Community Authority: Mr. Noel presented the BiggsKofford 2022 Audit Engagement Letter for Community Authority. Director Kvols moved to approve the BiggsKofford 2022 Audit Engagement Letter as presented; seconded by President Mick. Motion passed unanimously.
- c. Consider Adoption of 2023 Annual Administrative Resolution: Mr. Noel presented the 2023 Annual Administrative Resolution. Director Kvols moved to adopt the 2023 Annual Administrative Resolution; seconded by President Mick. Motion passed unanimously.
- d. Consider Adoption of Resolution Calling the May 2, 2023 Directors Election: Mr. Noel presented the Resolution Calling the May 2, 2023 Directors Election. The Board discussed the election process and vacant positions on the Board. After review, Director Kvols moved to adopt the Resolution Calling the May 2, 2023 Directors Election; seconded by President Mick. Motion passed unanimously.

6. PUBLIC COMMENT: There was no public comment.

7. OTHER BUSINESS

- a. Next Regular Meeting is December 27, 2022 at 8:00 AM.

8. ADJOURNMENT: Director Kvols moved to adjourn the meeting; seconded by President Mick. Motion passed unanimously at 8:44 AM.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary

