



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8  
HELD APRIL 25, 2023, AT 1:00 P.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, April 25, 2023, at 1:00 PM, 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)

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: Mr. Noel called the meeting to order at 1:05 PM and confirmed a quorum with Director Merritt excused.
- b. Approval of Agenda: Director Kvols moved to approve the Agenda as presented; seconded by President Mick. Motion passed unanimously.
- c. Approval of Minutes from January 24, 2023 and January 27, 2023: After review, Director Kvols moved to approve the Minutes from January 24, 2023 and January 27, 2023; 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. Director Kvols moved to accept the Unaudited Financial Statements and the schedule of cash position; seconded by President Mick. Motion passed unanimously.
- b. Ratification of Approved Payables: Mr. Noel presented the Payables for District No. 1 and CAB. Director Kvols moved to approve the District No. 1 and CAB Payables pending any corrections and comments that may be forthcoming; seconded by President Mick. Motion passed unanimously.

**3. MANAGEMENT MATTERS:** There was no discussion.

**4. BUSINESS MATTERS**

- a. Discussion of Billing/Fee Progress: The Board discussed that they are working on establishing the amount for the landscaping fee. It is currently estimated to be \$9.90 per house monthly. The Board discussed mailing a Welcome letter to the residents once the landscaping fee is

- established and using it for future closings as well. The information can be sent via email and posted to the website as well. Mr. Noel will draft the Welcome letter.
- b. **Establish and Appoint the Design Review Committee:** The Board discussed informing the residents of the Design Review Committee and Design Guidelines in the Welcome letter. The Board appointed Jason Kvolts, John Mick, Isabella Goodson, and Randy Goodson to the Design Review Committee. The two functions of the Design Review Committee are approving any requests regarding covenants, and act as the Covenant Enforcement Committee (CEC) until such time that the Covenant Enforcement Committee is needed. Mr. Susemihl discussed the draft Resolution that says it's the intention and policy of the District to reimburse the CEC for the cost of covenant enforcement. Director Kvolts moved to appoint the Design Review Committee to function as both the Design Review Committee and the Covenant Enforcement Committee with the appointed members being Jason Kvolts, John Mick, Isabella Goodson, and Randy Goodson, and to approve the Mayberry Design Guidelines upon final signatures from Board members; seconded by President Mick. Motion passed unanimously. Director Kvolts moved to approve the Resolution regarding the reimbursement of covenant enforcement costs drafted by Mr. Susemihl; seconded by President Mick. Motion passed unanimously.
  - c. **Review and Approve the Mayberry Design Guidelines:** There was no additional discussion.
  - d. **Title Commitment Updates:** Mr. Noel discussed the Title Commitment updates. He recommends the removal of multiple exceptions and will provide them in email to the Board.

5. **LEGAL MATTERS:** Mr. Walker discussed the possibility of modifying the Service Plan to allow 15 mills for O&M plus 5 mills. There is a provision in the Service Plan that might allow this without a formal amendment, so Mr. Walker is reaching out to the County attorney who works on land use matters.

Mr. Susemihl confirmed he will distribute the Oaths of Office next week.

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

7. **OTHER BUSINESS**

- a. Next meeting May 23, 2023 at 8:00 AM.

8. **ADJOURNMENT:** Director Kvolts moved to adjourn the meeting; seconded by President Mick. Motion passed unanimously at 1:34 PM.

Respectfully Submitted,  
WSDM District Managers



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By: Recording Secretary