



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8
HELD MAY 23, 2023, 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, May 23, 2023, 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, Treasurer
Lee Merritt, Secretary (Excused)
Roger Kowash, Assistant Secretary
Haleigh Kvols, Assistant Secretary

Also in attendance were:

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: Mr. Noel added a new Agenda item 1.c. Appointment of Officers. Director Jason Kvols moved to approve the Agenda as presented; seconded by President Mick. Motion passed unanimously.
- c. Appointment of Officers: The Board agreed to keep the officer positions the same and appoint Directors Kowash and Kvols as Assistant Secretaries.
- d. Approval of Minutes from April 25, 2023: The Board noted the Treasurer and Secretary positions were switched at the top of the Minutes. After review, Director Jason Kvols moved to approve the Minutes from April 25, 2023 as amended; 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 Jason 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: Director Jason Kvols noted there are a few additional bills. Director Kowash moved to approve the May payables pending any last-minute bills that are submitted; seconded by Director Haleigh Kvols. Motion passed unanimously.

3. MANAGEMENT MATTERS: There was no discussion.

4. BUSINESS MATTERS

- a. Discussion of Billing/Fee Progress: Director Jason Kvols provided an update on the billing and fee progress. The proposed \$15 monthly fee will cover the watering and landscaping in the front yards.
- b. Review and Approve the Mayberry Design Guidelines: The Board discussed the Mayberry Design Guidelines. Mr. Noel noted he is working on sending courtesy notices for violations.
- c. Title Commitment Updates: Director Jason Kvols reported he is working with Land Title on the exclusions.
- d. Landscape Maintenance Agreement: The Board reviewed the Landscape Maintenance Agreement and noted a correction to an address. Director Jason Kvols moved to approve the Landscape Maintenance Agreement pending the correction to the address change; seconded by Director Kowash. Motion passed unanimously.

5. LEGAL MATTERS

- a. Service Plan – Mill Levy Updates: The Board discussed the Service Plan and Mill Levy update. The Board requested that Mr. Walker provide an update via email.

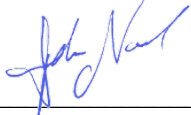
6. PUBLIC COMMENT: There was no public comment.

7. OTHER BUSINESS

- a. Next meeting scheduled for June 27, 2023 at 8:00 AM.

8. ADJOURNMENT: Director Jason Kvols moved to adjourn the meeting; seconded by President Mick. Motion passed unanimously at 8:30 AM.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary