# MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NOS. 1-8

121 S Tejon St., Suite 1100
Colorado Springs, Colorado 80903
Phone: 719-635-0330

## NOTICE OF REGULAR JOINT MEETING AND AGENDA

**DATE:** Tuesday, November 24, 2026

**TIME:** 8:30 a.m.

**LOCATION:** Via Microsoft Teams

**ACCESS:** To attend via videoconference, use the link below:

https://teams.microsoft.com/meet/274765174674881?p=J3UeKRxwD2uFv9jv46

To attend via telephone, dial 720-547-5281 and enter Conference ID: 480 472 616#

**Boards of Directors**

| | |
|---|---|
| John Mick | District Nos. 1-3 President, District Nos. 4-8 Treasurer |
| Jason Kvols | District No. 1 and 3 Treasurer, District No. 2 Secretary, District Nos. 4-8 Assistant Secretary |
| Randy Goodson | District No. 1 Assistant Secretary, District No. 2 Treasurer, District Nos. 4-8 President |
| Roger Kowash | District Nos. 1, 3, 4-8 Secretary |
| April Kochman | District No. 3 Assistant Secretary |

## I. ADMINISTRATIVE MATTERS

A. Call to order and approval of agenda.

B. Present disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notices.

D. Public Comment.
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

E. Review and consider approval of minutes from the July 28, 2026 regular Board meeting (enclosure).

F. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosed with Authority packet).

i. Confirm 2027 meeting dates and times.

G. **[District Nos. 1 & 3]** Schedule 2027 Annual Meeting.

H. Authorize renewal of memberships in the Special District Association for 2027.

## II. FINANCIAL MATTERS

A. Conduct Public Hearings to consider amendment to the 2026 Budgets. If necessary, consider adoption of Resolutions to Amend the 2026 Budgets.

B. Conduct Public Hearings on the proposed 2027 Budgets and consider adoption of Resolutions to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levies (enclosures - budgets to be distributed).

C. **[District No. 1]** Review and ratify approval of previous claims (enclosures).

D. Review and ratify acceptance of May 31, 2026 Unaudited Financial Statements and Schedule of Cash Position (to be distributed).

E. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (to be distributed).

F. Consider appointment of Districts' Accountant to prepare 2028 Budget.

G. Acknowledge CLA Cash Access Policy (enclosed with Authority packet).

H. **[District No. 1]** Review and approve invoice from The Gardner Law Office for legal services in the amount of $21,844.30 (enclosure).

## III. LEGAL MATTERS

A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosures).

B. **[District No. 3]** Review and consider adoption of the Resolution Regarding Policies, Procedures, and Penalties for the Enforcement of the Governing Documents (enclosure).

## IV. MANAGER MATTERS

A. **[District No. 1]** Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

B. **[District No. 1]** Review and consider approval of workers' compensation coverage for 2027.

C. **[District No. 1]** Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2027 (to be distributed).

D. **[District No. 1]** Ratify agreements from Environmental Designs for Landscape Maintenance.

i. Mayberry PUD 1 – Commons in the amount of $13,423.94 (enclosure).

ii. Mayberry PUD 1 – Filings 1 & 3 Homes in the amount of $32,122.69 (enclosure).

E. Developer update.

## V. OTHER BUSINESS

## VI. ADJOURNMENT

**There are no more regular Board meetings scheduled in 2026.**