



HAVEN VALLEY METROPOLITAN DISTRICT  
 Special Board Meeting  
 Friday, April 24, 2026 – scheduled for 11:00 a.m.  
 3204 N. Academy Blvd. Ste. 100  
 Colorado Springs, CO 80917

-and-

Microsoft Teams Meeting	
<p style="text-align: center;"><b>Join by computer, tablet, or smartphone</b></p> <p style="text-align: center;"><a href="#">Join the meeting now</a></p> <p style="text-align: center;">Or</p> <p style="text-align: center;"><a href="https://teams.microsoft.com/">https://teams.microsoft.com/</a></p> <p style="text-align: center;">Meeting ID: 278 219 219 909 633 13</p> <p style="text-align: center;">Passcode: xc3Ts2ML</p>	<p style="text-align: center;"><b>Join by phone</b></p> <p style="text-align: center;">1-323-741-1303</p> <p style="text-align: center;">Phone conference ID: 981763927#</p>

Board of Directors	Title	Term
Autumn Mason	President	May 2029
Erin Smith	Secretary/Treasurer	May 2029
James Byers	Assistant Secretary	May 2029
VACANT	Director	May 2027
VACANT	Director	May 2027

**AGENDA**

1. Call to order
2. Declaration of Quorum/Disclosure of potential conflicts of interest
3. Approval of Agenda
4. Administrative Matters
  - a. Review and consider approval of February 27, 2026, Meeting Minutes (enclosed)
  - b. Ratify engagement of annual audit that was done in March.
  - c. Discuss Design Guidelines (enclosed)
5. Financial Matters
  - a. Review and Consider Ratification of Schedio Group LLC’s Agreement for Consulting Services
  - b. Approve Unaudited financial statements as of March 31, 2026
  - c. Ratify and Approve the Payables through April 24,2026
6. Legal Matters
  - a. Revise and Consider Fee Resolution
7. Public Comment
8. Adjourn – June 26<sup>th</sup>, 2026 at 11:00 a.m

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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
HAVEN VALLEY METROPOLITAN DISTRICT  
HELD FEBRUARY 27, 2026  
AT 11:00 A.M.**

Pursuant to posted notice, the Regular Meeting of the Board of Directors of the Haven Valley Metropolitan District was held on February 27, 2026, at 11:00 a.m. at Wisdom Management – 3204 N. Academy Blvd. Suite 100, Colorado Springs, CO 80917 and via tele/videoconference.

Attendance:

In attendance were Directors:

Autumn Mason	President
Erin Smith	Secretary/Treasurer
James Byers	Assistant Secretary
VACANT	Director
VACANT	Director

Directors absent:

Also, in attendance were:

Rebecca Harris	Wisdom Management
Nicole Peykov	Spencer Fane LLP

1. Call to Order

President Mason called the meeting to order at 11:02 a.m.

2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures

Each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. No additional disclosures were noted.

3. Approval of the Agenda

- a. Ms. Peykov pointed out that the conflict agenda was different than the one presented. Additional items were: Under Administrative matters: Approval of December meeting minutes, Design Guidelines, Board meeting schedule; Financial Matters: discuss update on Entity Status with EIN, PDPA, Sales Tax Exemption Status and Bank Accounts; Legal Matters: Review and consider approval of Resolution Adopting a Maintenance Fee (enclosure), Review and consider approval of Resolution Adopting a Capital and Operation Fee (enclosure)
- b. Review and consider acceptance of assignment of Enforcement for Covenant, Conditions, and Restrictions (enclosure), Review and consider approval of Resolution Regarding Policies,



Procedures and Penalties for the Enforcement of Governing Covenants and Restrictions(enclosure), Review and consider approval of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (enclosure)

President Mason moved to approve the agenda as amended; seconded by Director Byers. Motion passed unanimously.

4. Administrative Matters

- a. Consider approval of December 17, 2025, meeting minutes. Director Smith moved to approve the minutes as presented; seconded by President Mason. Motion passed unanimously.
- b. Ratify engagement of HBS Trash Service and approval of the Service Agreement. President Mason moved to approve the service agreement with HBS Trash Service; seconded by Director Byers. Motion passed unanimously.
- c. Discuss update on SDA membership was approved and Insurance Application is underway with CSD Pool. Waiver workers compensation.
- d. Discuss Board Meeting Schedule for remainder of 2026 will be bimonthly starting February on the fourth Friday at 11AM. Budget meeting will be October with the Annual meeting.
- e. Design guidelines to be drafted and then sent to Nicole's team. Jim confirmed that the fencing is vinyl.

5. Financial Matters

- a. Entity Status with EIN, PDPA are in place and email was sent out by Sue to the Board. Sales tax Exemption Status and Bank Account being finalized.

6. Legal Matters

- a. Reviewed combining the capital and operation fee and maintenance fee into one resolution. Cap to be \$50,000. Revise fee resolution agreement to include caps.
- b. Capital Fee Resolution. No action was taken.
- c. Reviewed assignment of Enforcement for Covenant, Conditions, and Restrictions. Agreed to have specific weight on vehicle restriction. The district is taking on the enforcement responsibilities.
- d. Reviewed Resolution Regarding Policies, Procedures and Penalties for the Enforcement of Governing Covenants and Restrictions
- e. Review Resolution Establishing Guidelines for the Processing and Collections of Delinquent Fees and Charges. Agreed to do quarterly late fees.

Director Byers made a motion to approve the resolutions as stated, subject to final review by Board, Management and Legal review. President Mason approved.

7. Development update

- a. All homes built to date satisfy this years numbers, the detention pond will be ready to transfer to the District soon, discussion about imposing road maintenance fees.



8. Public Comment

No comments or discussion.

9. Adjournment:

President Moran made a motion to adjourn the meeting at 11:51 a.m.; seconded by Director Byer. Motion passed unanimously.

- a. Next Regular Meeting scheduled: April 24, 2026 at 11 a.m

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 27, 2026 REGULAR MEETING MINUTES OF THE HAVEN VALLEY METROPOLITAN DISTRICT.

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Approved by: Secretary of the Board

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### Haven Valley Metropolitan District

## Balance Sheet

As of March 31, 2026

	<u>Mar 31, 26</u>
<b>ASSETS</b>	0.00
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	14,743.75
<b>Total Accounts Payable</b>	<u>14,743.75</u>
<b>Total Current Liabilities</b>	<u>14,743.75</u>
<b>Total Liabilities</b>	14,743.75
<b>Equity</b>	
Net Income	-14,743.75
<b>Total Equity</b>	<u>-14,743.75</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>0.00</u></u>

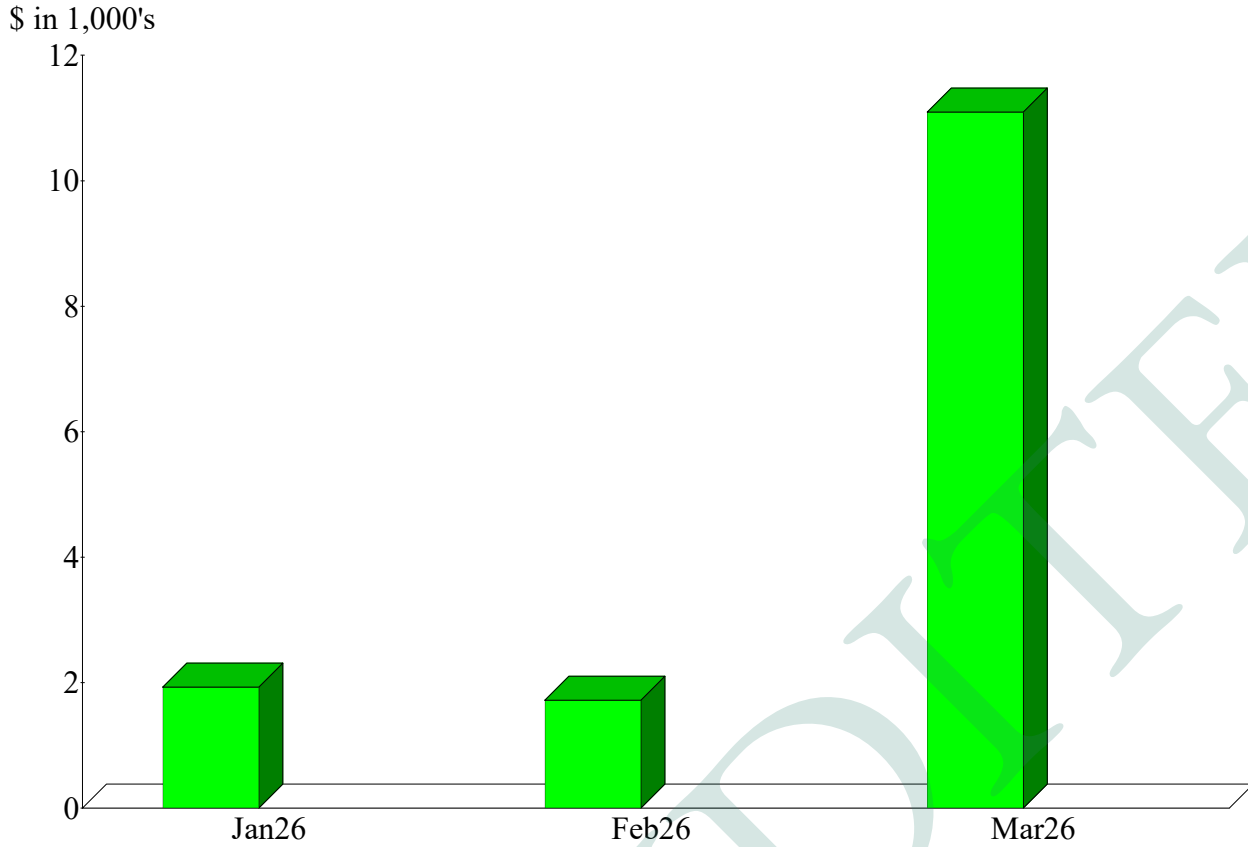
UNAUDITED

## Haven Valley Metropolitan District Profit & Loss Budget vs. Actual January through March 2026

	TOTAL				
	Mar 26	Jan - Mar 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Fees</b>					
Administrative Fee	0.00	0.00	550.00	-550.00	0.0%
Trash Service Fee	0.00	0.00	1,650.00	-1,650.00	0.0%
<b>Total Fees</b>	0.00	0.00	2,200.00	-2,200.00	0.0%
Developer Advance	0.00	0.00	60,000.00	-60,000.00	0.0%
<b>Total Income</b>	0.00	0.00	62,200.00	-62,200.00	0.0%
<b>Expense</b>					
Bank Service Charge	0.00	0.00	50.00	-50.00	0.0%
Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
Covenant Enforcement	0.00	0.00	25,000.00	-25,000.00	0.0%
District Management	1,109.60	4,609.75			
Dues & Subscriptions (SDA)	0.00	150.00	150.00	0.00	100.0%
Election	0.00	0.00	500.00	-500.00	0.0%
Insurance	0.00	0.00	2,500.00	-2,500.00	0.0%
Legal	9,984.00	9,984.00	20,000.00	-10,016.00	49.92%
Postage, Copies, Administrative	0.00	0.00	500.00	-500.00	0.0%
Trash Fee	0.00	0.00	1,650.00	-1,650.00	0.0%
<b>Bond Expense</b>					
Cost of Issuance	0.00	0.00	0.00	0.00	0.0%
Underwriters Fee	0.00	0.00	0.00	0.00	0.0%
<b>Total Bond Expense</b>	0.00	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	11,093.60	14,743.75	60,350.00	-45,606.25	24.43%
<b>Net Ordinary Income</b>	-11,093.60	-14,743.75	1,850.00	-16,593.75	-796.96%
<b>Net Income</b>	<b>-11,093.60</b>	<b>-14,743.75</b>	<b>1,850.00</b>	<b>-16,593.75</b>	<b>-796.96%</b>

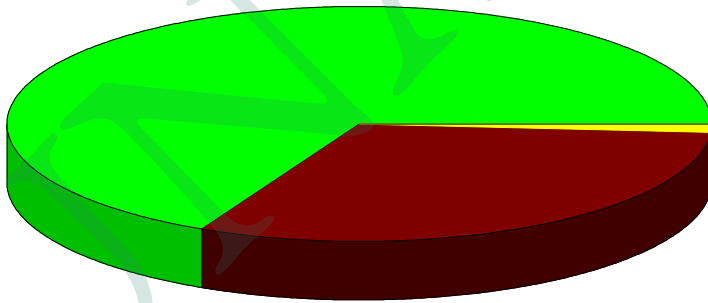
Income and Expense by Month  
January through March 2026

Expense



Expense Summary  
January through March 2026

Legal	67.72%
District Management	31.27
Dues & Subscriptions (SDA)	1.02
<b>Total</b>	<b>\$14,743.75</b>



By Account

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# Haven Valley Metropolitan District

## Payment Request

4/24/2026

### General Fund Account

Company	Invoice	Date	Amount	Comments
Special District Association	2026	1/27/2026	\$ 150.00	2026 SDA Dues
Spencer Fane LLP	1504472	3/6/2026	\$ 9,984.00	
Spencer Fane LLP	1516492	4/8/2026	\$ 1,280.50	
Wisdom Management	1283	1/31/2026	\$ 1,780.00	
Wisdom Management	1329	2/28/2026	\$ 1,720.15	
Wisdom Management	1402	3/31/2026	\$ 1,109.60	
<b>Total:</b>			<b>\$ 16,024.25</b>	

Bank Balance before Withdraw:	\$	600.00		<b>Total Payables</b>
Current Payables:	\$	(16,024.25)	<u>\$</u>	<b>16,024.25</b>
Needed to Fund Payables:	\$	<b>(15,424.25)</b>		

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Haven Valley Metropolitan District