

**NOTICE AND AGENDA SPECIAL MEETING  
OF THE BOARD OF DIRECTORS  
OF FALLBROOK VILLAS METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (“Board”) of **Fallbrook Villas Metropolitan District** (the “District”), Adams County, Colorado, will hold a special meeting on Thursday, July 11, 2024, at 6:00 p.m., or as soon thereafter as possible, via telephone and videoconference as noted below. The meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting, and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: Thursday, July 11, 2024

Time: 6:00 p.m., *or as soon thereafter as possible*

Zoom: <https://us02web.zoom.us/j/4613815754?pwd=UGlnbHQ0TkF5WkdzVHozL2ZpQzZRUT09&omn=89446463457>

Call-In Number: (669) 444-9171

Meeting ID: 461 381 5754

Passcode: 6743379

**AGENDA**

**BOARD OF DIRECTORS**

Kim Nichelle Rivera, President, (2022-2025)

Jolene Simon, Treasurer, (2023-2027)

Todd Geist, Director, (2023-2025)

Robert Bullion, Director, (2023-2027)

*Attendees: whether members of the public or the Board of Directors, will not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they will be muted, expelled from the meeting and/or fined/sanctioned.*

1. Agenda & Administrative Matters
  - a. Call to Order
  - b. Approve Agenda and Meeting Location
  - c. Public Comment (limited to three minutes per person)
  - d. Consider Appointment of New Board Member and Administer Oath of Office
  - e. Consider for Approval the Minutes of a Special Meeting held on March 19, 2024
  
2. Management & Maintenance Matters
  - a. Review and Consider Approval of Playground Repair Proposal
  - b. Discuss & Consider Appointment of DRC Committee Members
  - c. Discuss Walkthrough and Violation Procedures
  - d. Discuss Backflow Testing
  - e. Review & Discuss EcoShield Exteriors Community Service Fund
  - f. Review & Consider Landscape Enhancement Agreement
  - g. Update on Website Transition
  - h. Discuss New Legal Representation
  
3. 2023 Budget Amendment
  - a. Conduct Public Hearing on 2023 Budget Amendment
  - b. Review and Consider Approval of Resolution No. 2 to Amend 2023 Budget

4. Audit Presentation
  - a. 2023 Audit Review – Dawn Schilling
  - b. Approve 2023 Audit and District Representation Letter
  
5. Financial Matters
  - a. Ratify Approval of March 2024 – June 2024 Disbursements
  - b. Approve July 2024 Disbursements
  - c. Approve December 31, 2023 Financial Statements
  - d. Approve May 31, 2024 Financial Statements
  - e. Update on Delinquent Customers and Collecting Fees
  
6. Other Business
  
7. Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e) (if necessary)
  
8. Adjournment/Continuation