

**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 Wednesday, October 23, 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: Wednesday, October 23, 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)
Kaitlyn Stroud, Secretary, (2022-2025)
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)
 - i. Public Hearing for Tax Liens
 - Approve Resolution No. 3 to File Tax Liens
 - d. Consider for Approval the Minutes of a Special Meeting held on July 11, 2024
 - e. Consider for Approval the Minutes of a Special Meeting held on October 9, 2024

2. Management & Maintenance Matters
 - a. Review of Simonson & Associates Contract Performance
 - b. Review of Environmental Designs Contract Performance
 - c. Consider Approval of Snow Services Agreement
 - d. Consider Approval of Rocky Mountain Playground Services Contract
 - e. Review Monthly Maintenance Report
 - f. Review Pending Design Review Requests
 - g. Discuss Walkthrough and Violation Procedures

3. Budget Matters
 - a. Review Draft 2025 District Budget
4. Financial Matters
 - a. Ratify Approval of August 2024 – October 2024 Disbursements
 - b. Approve September 30, 2024 Financial Statements
5. Legal Matters
 - a. Review Attorney Rates and Approve New Legal Representation
6. Other Business
 - a. Discuss Special District Association Services
 - b. Discuss Monthly Newsletter and Procedures
7. Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e) (if necessary)
8. Adjournment/Continuation