

**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, November 30, 2023, at 1:00 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, November 30, 2023
Time: 1:00 p.m., *or as soon thereafter as possible*
Zoom: <https://spencerfane.zoomgov.com/j/1611938849?pwd=WTU1V2lQeG9KcmJ0Z213eWtEOFNadz09>
Call-In Number: (669) 254 - 5252
Meeting ID: 161 193 8849
Passcode: 189107

AGENDA

BOARD OF DIRECTORS

KimNichelle Rivera, President, (2022-2025)
Jackie Phillips, Secretary, (2023-2025)
Jolene Simon, Treasurer, (2023-2027)
Rich Vogt, Director, (2023-2027)
Todd Geist, Director, (2023-2025)

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. Call to Order
2. Approval of the Agenda and Meeting Location
3. Public Comment (limited to three minutes per person)
4. Consider for Approval the Amended Minutes of a Regular Meeting held on June 29, 2023
5. Consider for Approval the Minutes of a Special Meeting held on October 19, 2023

6. Financial Matters
 - a. Consider Ratification of Payment of Claims
 - b. Consider Acceptance of Financial Statements
7. Management Items
 - a. Review and Discuss Appeal Violation from Owner of 14054 Jackson Street
 - b. Discuss Payment Plan Request for Account #2124671
 - c. Discuss ADA Compliant District Website
8. 2023 Budget Amendment, *if necessary*
 - a. Conduct Public Hearing on 2023 Budget Amendment
 - b. Review and Consider Approval of Resolution to Amend 2023 Budget
9. 2024 Budget
 - a. Conduct Public Hearing on 2024 Budget
 - b. Review and Consider Adoption of Proposed 2024 Budget, Consider Approval of Resolution to Adopt 2024 Budget, Approving Appropriation of Sums of Money and Certification of Mill Levies
10. Legal Items
 - a. Consider for Approval Resolution Concerning Annual Administrative Matters for 2024
 - b. Consider for Approval Resolution Providing for Exclusion of Worker's Compensation Coverage for 2024
11. Director Items
 - a. Discuss Need for Policy Regarding Board and Community Communications
 - b. Discuss Community Emails
 - c. Discuss Code of Conduct (violations, legal fees and related matters)
 - d. Discuss Removal of Tree Stakes and Whether There are Open Meeting Concerns
 - e. Discuss Interpretation of CCR Fence Stain and Whether There are Open Meeting Concerns
 - f. Discuss Options for New Legal Representation
 - g. Discuss Ethics Matters and Whether There are Concerns to be Addressed by Board
 - h. Discuss Community Parking and Related Matters
12. Other Business
13. Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e) (if necessary)
14. Adjournment/Continuation