

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

NOTICE IS HEREBY GIVEN that the Board of Directors of **Fallbrook Villas Metropolitan District**, Adams County, Colorado, will hold a special meeting on Friday, March 24, 2023, at 2:00 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: Friday, March 24, 2023  
Time: 2:00 p.m.  
Zoom: <https://spencerfane.zoomgov.com/j/1616095082?pwd=bkJ5VVVDSE9nUG5UY2hkL2xDUEs5UT09>  
Call-In Number: (669) 254 - 5252  
Meeting ID: 161 609 5082  
Passcode: 494650

**AGENDA**

**Board of Directors**

KimNichelle Rivera, President, (2022-2025)  
Shawn Williams, Director, (2022-2025)  
Jolene Simon, Treasurer, (2022-2023)  
Richard Vogt, Director, (2022-2023)  
Jacqueline Phillips, (2022-2025)

1. Call to Order
2. Approval of the Agenda and Meeting Location
3. Public Comment (limited to 3 minutes per person)
4. Consider for approval the Minutes of the Special Meeting held on January 4, 2023
5. Consider Appointment of Officers
6. Financial Items
  - a. Consider ratification and approval of payment of claims
  - b. Financial report
7. Consider for approval of the Schilling & Company Audit Services Proposal
8. Attorney Items

9. Director Items
  - a. Discuss Amendment to 2023 Budget
  - b. Review and discuss Adams County Designated Residential Parking Districts Ordinance
  - c. Review and consider approval of Landscaping Contract
  - d. Discuss and address debt amounts and adoption of Fee Resolution
  - e. Discuss management inspector's tasks in the community
  - f. Discuss maintenance responsibilities per Section 5.1 of the Declaration.
  - g. Discuss steps to reserve park pavilion
  - h. Discuss playground safety checks on equipment
  - i. Discuss playground signage for homeowner use
  - j. Discuss modifications or additions to the Code of Conduct
  
10. Advance HOA
  - a. Management Report
  
11. Other Business
  
12. Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e) for purposes of consulting with an attorney on specific legal questions (if needed)
  
13. Adjournment/Continuation