

**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 Tuesday, March 19, 2024, at 7:00 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: Tuesday, March 19, 2024  
Time: 7:00 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)  
Jackie Phillips, Secretary, (2023-2025)  
Jolene Simon, Treasurer, (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. 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 Amended Minutes of a Regular Meeting held on June 29, 2023
  - f. Consider for Approval the Minutes of a Special Meeting held on November 30, 2023
  - g. Approve 2024 Sunshine Resolution No. 1
  
2. Management & Maintenance Matters
  - a. Consider Approval of Landscaping Proposals and Review Bid Comparison
  - b. Consider Approval of Rocky Mountain Playground Services Contract
  - c. Consider Termination of Advanced HOA Contract
  - d. Consider Approval of Simonson & Associates, Inc. Management and Accounting Agreement
  - e. Consider Homeowner Request to Remove Shrubs
  
3. Financial Matters
  - a. Ratify Approval of December 2023 – February 2024 Disbursements
  - b. Approve March Disbursements

- c. Review Draft December 31, 2023 Financial Statements
  - d. Update on 2024 Mill Levy and Finances
  - e. Consider for Approval Audit Engagement Letter
- 4. Other Business
    - a. Consider Obtaining 3 Proposals for New Legal Counsel
- 5. Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e) (if necessary)
- 6. Adjournment/Continuation