

**NOTICE AND AGENDA
REGULAR 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 regular meeting on Thursday, June 29, 2023, at 3:00 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, June 29, 2023
Time: 3:00 p.m.
Zoom: <https://spencerfane.zoomgov.com/j/1611632616?pwd=WFVKNFYcXRheG1IalZOSXpXSTFvdz09>
Call-In Number: (669) 254 - 5252
Meeting ID: 161 163 2616
Passcode: 233480

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 Minutes of the Special Meeting held on March 24, 2023
5. Financial Matters
 - a. Consider Ratification of Payment of Claims
 - b. Consider Ratification of Check Register from October 2022 to June 2023
 - c. Consider Acceptance of Financial Statements

6. Attorney Items
 - a. Discuss May 2, 2023 Election Results and Acknowledgement of Oaths of Office
 - b. 2023 Legislative Update

7. Director Items
 - a. Discuss and Consider Approval of Recording Board Meetings
 - b. Review and Consider Approval of Vehicle Violation Letter
 - c. Discuss Maintenance Responsibilities per Section 5.1 of the Declaration
 - d. Discuss Modifications or Additions to the Code of Conduct
 - e. Discuss Code of Conduct Violations
 - f. Discuss Colorado Open Records Act Matters
 - g. Discuss Landscaping Concerns
 - h. Discuss Community Behavior with Landscaping Crews
 - i. Discuss Dog Stations
 - j. Discuss Center Median
 - k. Discuss Tree Lawn Responsibilities
 - l. Communications with Vendors
 - m. Community Cleanup

8. Management Items
 - a. Review and Consider Ratification of Davey Tree Expert Services Quote
 - b. Review and Consider Approval of the BrightView Proposal for Weed Treatment
 - c. Discuss and Consider Approval of Tree Stake Removal Proposal
 - d. Discuss Tree Replacement in Common Areas
 - e. Discuss Native Grass Maintenance
 - f. Discuss Mulch Refresh in Common Landscape Areas
 - g. Discuss Painting Fence on District Fire Station Lot
 - h. Discuss Payment Plan Request for Account 2333323
 - i. Discuss Design Review Request for Account 2124742
 - j. Discuss Operations Fee - Letter to Board
 - k. Discuss Erosion and Sump Pump Discharge
 - l. Discuss Violations - Jackson Street

9. Other Business
 - a. Discuss Board Member Issues

10. Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e) (if necessary)

11. Adjournment/Continuation