

**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 December 1, 2022, 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, December 1, 2022  
Time: 1:00 p.m.  
Webex: <https://spencerfane.webex.com/spencerfane/j.php?MTID=m56e9a697c0eba318059b80dde0dd3794>  
Meeting Number: 2594 794 7716  
Password: HTsKxAPD684  
Call-In Number: (650) 479 - 3208

**AGENDA**

**BOARD OF DIRECTORS**

KimNichelle Rivera, President, (2022-2025)  
Shawn Williams, Director, (2022-2025)  
Jolene Simon, Treasurer, (2022-2023)  
Richard Vogt, Director, (2022-2023)  
Vacant, (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 October 17, 2022
5. Audit Items
  - a. Review and Consider Ratification of 2021 Audit Exemption
6. Financial Matters
  - a. Review and Consider Ratification of Payment of Claims
  - b. Review and Consider Approval of Accountant's Reports
7. Review and Consider Ratification of Accounting Services Agreement with Simonson & Associates, INC.
8. 2022 Budget Amendment, if necessary
  - a. Conduct Public Hearing on 2022 budget Amendment, if necessary
  - b. Consider Approval of Resolution to Amend 2022 Budget, if necessary
9. 2023 Budget
  - a. Conduct Public Hearing on 2023 Budget

- b. Consider Approval of Proposed 2023 Budget, Consider Approval of Resolution to Adopt 2023 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2023
10. Attorney Items
- a. Consider for Approval of Resolution Concerning Annual Administrative Matters for 2023
  - b. Consider for Approval of Resolution Providing for Exclusion from Worker's Compensation Coverage
  - c. Consider for Approval of Resolution Calling Regular 2023 Election
  - d. Review and Consider Ratification of Code of Conduct Agreement
  - e. Review and Consider Ratification of Conduct of Meetings Policy
11. Director Items
12. Advance HOA
- a. Management Report
13. Other Business
14. Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e)
15. Adjournment/Continuation