

AMENDED
RECORD OF PROCEEDINGS
MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FALLBROOK VILLAS METROPOLITAN DISTRICT

HELD: Monday, April 4, 2022 at 10:00 a.m., via teleconference

ATTENDANCE:

The special meeting of the Board of Directors of the Fallbrook Villas Metropolitan District, Adams County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Kent Pedersen, Chairman of the Board/President, (2018-2022)

Debra Hessler, Secretary (2020-2023)

Jennifer Thornbloom, Treasurer (2018-2022)

Alexander Ray, Assistant Secretary, (2020-2023)

Jack Beckwitt, Assistant Secretary, (2018-2022)

Also in attendance were Melissa Kupferer of Advance HOA, Lisa K. Mayers, Esq. of Spencer Fane LLP, and members of the public.

All Board members and consultants appeared via teleconference.

CALL TO ORDER:

It was noted for the record that a quorum was present and the meeting was called to order at 10:04 a.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Ms. Mayers noted that general disclosure statements had been filed on behalf of certain members of the Board of Directors with the Office of the Colorado Secretary of State and with the Secretary of the District. The Board directed that said disclosures be incorporated herein. The Board further noted that transactional disclosures had been filed with the office of the Colorado Secretary of State regarding agenda items for this meeting. Upon motion duly made, seconded and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT:

The Board heard comments from the public. Ms. Williams' emailed comments are appended to these amended minutes.

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APPROVAL OF MINUTES:

Upon motion duly made, seconded and upon vote unanimously approved, the Board approved the minutes of the November 4, 2021 meeting, with amendments as discussed, that were prepared by Teleos Management as posted on the District's website.

FINANCIAL MATTERS:

Payment of Claims. None.

Accountant's Report. None.

ATTORNEY ITEMS:

Review & Consider Approval of Agreement with CalAtlantic for Maintenance Funds for Transferred Tracts. Ms. Mayers presented the agreement to the Board. Upon motion duly made, seconded and upon vote unanimously approved, the Board approved the agreement as presented. It was noted that Lennar will deliver the deed for recording and once recorded the developer-appointed Board members will be disqualified.

Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e). Not needed.

DIRECTOR MATTERS:

Accept Resignation of Director Effective Upon Acceptance. Director Ray offered his resignation to the Board. Upon motion duly made, seconded and upon vote unanimously approved, the Board accepted Director Ray's resignation.

Consider Appointment of Deborah Makray/Administer Oath of Office. Upon motion duly made, seconded and upon vote unanimously approved, the Board approved the appointment of Deborah Makray to the Board. The Oath of Office was administered.

Review & Consider Approval of Metco Landscape Agreement. The Board reviewed the agreement and indicated that it was obtained for information purposes, for the Board that will take office following the election date. No action was taken.

ADVANCE HOA:

No manager's report was given.

OTHER BUSINESS:

Discussion ensued regarding the transition of the Board to residents following the May 2022 election.

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ADJOURNMENT:

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:06 a.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Fallbrook Villas Metropolitan District.

DocuSigned by:
Debra Hessler
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Secretary to the Board