

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

HELD: Thursday, July 7, 2022 at 11:00 a.m., via video and 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:

KimNichelle Rivera, President, 2022-2025
Jolene Simon, Treasurer, 2022-2023
Shawn Williams, Director, 2022-2025
Vacancy (Director Makray resigned following the June 9, 2022 meeting)
Vacancy (Director Geist resigned prior to the July 7, 2022 meeting)

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

CALL TO ORDER:

It was noted for the record that a quorum was present and the meeting was called to order at 11:02 a.m.

APPROVAL OF AGENDA AND MEETING LOCATION:

Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the meeting location and Agenda as presented.

PUBLIC COMMENT:

Ms. Makray asked about the status of irrigation repairs and work being performed by Brightview. Ms. Kupferer provided a status update. Ms. Makray asked about the Division of Local Government 5.5% letter. Ms. Mayers provided an update.

DISCUSS MANAGEMENT CONTRACT WITH ADVANCEHOA:

Mr. Smeltzer addressed the Board regarding the reason for submitting a termination letter on behalf of AdvanceHOA including the difficulties with Mr. Geist. The Board discussed its desire to continue the AdvanceHOA contract, the role of the consultants including the consultants' role in complying with district requirements, bill.com and open meeting laws. Ms. Mayers discussed the role of legal and legal billing. AdvanceHOA stated that it will work with Simmons and Wheeler regarding the information available on bill.com and request that Simmons and Wheeler provide

RECORD OF PROCEEDINGS

Fallbrook Villas Metropolitan District

July 7, 2022

Page 2

provide actual invoices to the Board. The Board agreed to submit additional questions to the appropriate consultant.

OTHER BUSINESS:

The Board discussed the vacancies on the Board including the possible appointment of Mr. Geist to the Board. Upon motion duly made, seconded and upon vote unanimously carried, the Board declined appointing Mr. Geist to the Board. The Board discussed Director Simon remaining as Treasurer and electing Director Rivera as President. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved electing Director Rivera as President. The Board approved scheduling a special meeting for Wednesday, July 27, 2022 at 11:00 a.m.


EXECUTIVE SESSION:

Not needed.

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 11:47 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.



President