

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

**HELD:** Thursday, June 9, 2022 at 10:30 a.m., at Wright Farms, 5877 E 120<sup>th</sup> Avenue, Thornton, CO and 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:

Deborah Makray, (2022-2023)  
Todd Geist (2022-2025)  
KimNichelle Rivera (2022-2025)  
Shawn Williams (2022-2025)  
Jolene Simon (2022-2023)

Also in attendance were Melissa Kupferer of Advance HOA, John Simmons of Simmons and Wheeler PC, Shad Parish and Mike Olson of BrightView, Lisa K. Mayers, Esq. of Spencer Fane LLP.

**CALL TO ORDER:**

It was noted for the record that a quorum was present and the meeting was called to order at 10:30 a.m.

**APPROVAL OF AGENDA AND MEETING LOCATION:**

Director Geist moved to suspend the agenda for the election of officers. Following discussion, upon motion duly made, seconded and upon vote carried four to one, with Director Makray in opposition, the Board approved the appointment of Director Geist as president and the agenda as amended.

**PUBLIC COMMENT:**

No members of the public were present.

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**APPROVAL OF MINUTES:**

Following discussion, upon motion duly made, seconded and upon vote unanimously carried, the Board approved the minutes as amended.

**FINANCIAL MATTERS:**

Payment of Claims. Mr. Simmons provide the claims to the Board. Discussion ensued. No action was taken.

Financial Report. Mr. Simmons provided the financial report to the Board. Following discussion, upon motion duly made, seconded and upon vote unanimously carried, the Board approved the report as presented and authorized Director Williams and Director Simon to approve Bill.com transactions.

**ATTORNEY ITEMS:**

The Board requested that Ms. Mayers provide contact information for attorneys and/or law firms to assist with the investigation of legal recourse against Lennar. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved allocating \$3,000 to the consultations.

**DIRECTOR ITEMS:**

The Board discussed the weed abatement that is underway, turf repairs, sprinkler repairs, HB22-1317 and snow removal. Mr. Olson, the account manager for BrightView, discussed the irrigation repair proposal.

**ADVANCE HOA:**

Ms. Kupferer provided the report to the Board. Discussion ensued regarding the status of covenant violations, fences, the responsible parties for fence maintenance, the BrightView contract for irrigation repairs, the landscape barrier, the retention pond, the website and current vendor contracts. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the irrigation repairs in an amount not to exceed \$1,200, authorized Ms. Mayers to contact Lennar regarding the status of the retention pond, and directed Ms. Kupferer to provide a summary of all vendor contracts including the responsibilities and expiration dates.

**OTHER BUSINESS:**

Director Geist discussed a desire to reduce the mill levy. Ms. Mayers advised that the outstanding bonds would have to be reviewed before adjusting the mill levy. The Board discussed creation of committees for landscaping, finance and community outreach.

**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 1:18 p.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.

  
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President