

NOTICE OF OCTOBER 17, 2022 SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of **FALLBROOK VILLAS METROPOLITAN DISTRICT**, Adams County, Colorado, will hold a special meeting at 10:00 a.m. (or as soon thereafter as the Boards determine) on October 17, 2022, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting, and conducting such other business as may properly come before the Board.

The meeting is open to the public.

**BY ORDER OF THE BOARD OF DIRECTORS:
FALLBROOK VILLAS METROPOLITAN
DISTRICT**

By: */s/ Lisa K. Mayers*
District Counsel

**AGENDA
SPECIAL MEETING
OF THE BOARDS OF DIRECTORS
FALLBROOK VILLAS METROPOLITAN DISTRICT**

DATE: Monday, October 17, 2022
TIME: 10:00 a.m. (or as soon thereafter as the Board determines)
WEBEX VIDEO:
<https://spencerfane.webex.com/spencerfane/j.php?MTID=m9c37c2055622bf60e112313cfaad0acd>
MEETING NUMBER: 2598 214 6963
PASSWORD: 7x3NAbT9nhN
DIAL-IN NUMBER: 650-479-3208

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 & Meeting Location
3. Public Comment (limited to 3 minutes per person)

4. Consider for Approval the Minutes of the Special Meetings held on July 27, 2022
5. Financial Matters
 - a. Review & Consider Ratification of Payment of Claims
 - b. Review & Consider Approval of Accountant's Reports
 - c. Discuss Mill Levy Calculation
6. Attorney Items
 - a. Status of Tract Transfer
 - b. Status of Abatement Reimbursement
 - c. Status of Plat Maps/Ownership of Areas
 - d. Status of Retention Pond/Maintenance Responsibilities
7. Director Items
 - a. Discuss Retention of New Accounting Firm
 - b. Discuss Status of Tree Replacement and Sidewalk Repair by Developer
 - c. Discuss Meeting Minutes
 - d. Discuss Parking in Community
8. Advance HOA
 - a. Management Report
 - i. Discuss Covenant Enforcement and Fine Process
 - b. Brightview Proposals and Contract
 - i. Discuss Snow Contract Issues
 - ii. Discuss Contract Provisions/Performance
 - c. Nonpublic Violation
 - d. Retaining Wall Issues
9. Other Business
10. Executive Session as Needed Pursuant to C.R.S. Section 24-6-402(4)(b) and (e)
11. Adjournment/Continuation