

**NOTICE AND AGENDA FOR THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF FALLBROOK VILLAS METROPOLITAN DISTRICT**

A Regular Meeting of the Board of Directors of the Fallbrook Villas Metropolitan District will be held at 6:00 p.m., Thursday, May 21, 2026, via telephone and videoconference. The call-in number is (669) 444-9171 or Meeting ID is 461 381 5754, passcode 6743379. The agenda is as follows:

1. **Agenda & Administrative Matters**
 - a. Call to Order
 - b. Approve Agenda
 - c. Approve Minutes: April 9, 2026

2. **Maintenance and Covenants Matters**
 - a. Update on Landscaping and Maintenance Items
 - i. Consider Proposal For Irrigation Repairs
 - b. Discuss Walkthrough and Violation Criteria

3. **Financial Matters**
 - a. Ratify Approval of April 1, 2026 through April 30, 2026 Check Register
 - b. Approve May Check Register
 - c. Review March 31, 2026 Quarterly Financial Statements

4. **Supplemental Budget Hearing**
 - a. Review 2025 Supplemental Budget
 - b. Approve Resolution No. 2 to Adopt Supplemental Budget and Appropriations for 2025

5. **Audit**
 - a. 2025 Audit Review – Dawn Schilling
 - b. Approve 2025 Audit
 - c. Approve District Representation Letter

6. **Other Business**
 - a. Public Comment (limited to three minutes per person)
 - b. Discuss Management Services

DISTRICT MEETINGS ARE OPEN TO THE PUBLIC

Attendees: whether members of the public or the Board of Directors, will not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they will be muted, expelled from the meeting and/or fined/sanctioned.

(Next Meeting Date: July 16, 2026 at 6:00 p.m.)

The Fallbrook Villas Metropolitan District Board of Directors:

KimNichelle Rivera	Term Expires 2029
Jolene Simon	Term Expires 2027
Kaitlyn Stroud	Term Expires 2029
Katie Lyons	Term Expires 2029
Christina Mathews	Term Expires 2027