

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

A Special Meeting of the Board of Directors of the Fallbrook Villas Metropolitan District will be held at 6:00 p.m., Thursday, September 24, 2026, via telephone and videoconference. The call-in number is (669) 900-6833 or Meeting ID is 285 858 1316, passcode 9837. The agenda is as follows:

1. **Agenda & Administrative Matters**
 - a. Call to Order
 - b. Approve Agenda
 - c. Public Comment (limited to three minutes per person)
 - d. Approve Minutes
 - i. July 16, 2026
 - ii. July 23, 2026
 - iii. August 19, 2026
2. **Audit Matters**
 - a. 2025 Audit Review – Dawn Schilling
 - b. Approve 2025 Audit
 - c. Approve District Representation Letter
3. **Financial and Bond Matters**
 - a. Update on Bond Matter
 - b. Ratify Approve of June 1, 2026 through September 30, 2026 Check Register
4. **Maintenance, Covenant, and Design Review Committee Matters**
 - a. Update on Landscaping and Maintenance Items
 - b. Consider Approval of Tree Planting Agreement
 - c. Consider Approval of Dead Shrub Removal Agreement
 - d. Consider Approval of Winter Watering Agreement
 - e. Consider Todd Geist DRC Appeal
5. **Other Business**

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: October 15, 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