

**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, October 16, 2025, 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. Public Comment (limited to three minutes per person)
 - d. Approve Minutes: September 18, 2025

2. Management & Maintenance Matters
 - a. Update from Environmental Designs – Matthew Ward
 - b. Update on Other Landscaping and Maintenance Items

3. Budget Matters
 - a. Review Draft 2026 District Budget

4. Financial Matters
 - a. Approve October 2025 Check Register
 - b. Approve September 30, 2025 Financials

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: November 20, 2025 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