

**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, June 16, 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. May 21, 2026
 - ii. May 28, 2026
 - iii. June 22, 2026
 - iv. June 30, 2026

2. Audit Matters

- a. Executive Session for a conference with an attorney for the District for the purpose of receiving legal advice on specific legal questions related to the District's 2025 Audit, as authorized by § 24-6-402(4)(b), C.R.S.
- b. Consider whether to direct counsel to send letter to the District's auditor

3. Bond Matters

- a. Update on Bond Matter
- b. Approve Bond Counsel

4. Maintenance, Covenant, and Design Review Committee Matters

- a. Update on Landscaping and Maintenance Items
- b. Discuss Walkthrough and Violations
- c. Consider removal of Pilar Johnson from the District's Design Review Committee
- d. Consider appointing Katie Wiedmannto the District's Design Review Committee
- e. Consider Appeal by Todd Geist Regarding Design Review Committee Decision

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: September 17, 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