

# FALLBROOK METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 · 800-741-3254  
Fax: 303-987-2032  
<https://fallbrookmd.colorado.gov/>

## NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Steven J. Slaughter	President	2025/May 2025
Suzanne Crest	Treasurer	2027/May 2027
<b>VACANT</b>	Assistant Secretary	2025/May 2025
<b>VACANT</b>	Assistant Secretary	2027/May 2027
<b>VACANT</b>	Assistant Secretary	2027/May 2027
David Solin	Secretary (not an elected position)	

DATE: November 16, 2023 (Thursday)  
TIME: 6:30 p.m.  
PLACE: Zoom

### Join Zoom Meeting

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-253-215-8782

## I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

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B. Confirm quorum, location of meeting and posting of meeting notices and designate 24-hour posting location. Approve agenda.

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C. Discuss results of the cancelled May 2, 2023 Regular Director's Election (enclosure).

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D. Discuss vacancies on the Board. Consider the appointments of Michelle Slaughter and Elizabeth R. Hernandez to the Board of Directors.

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E. Consider appointment of officers

President: \_\_\_\_\_  
 Secretary: \_\_\_\_\_  
 Treasurer: \_\_\_\_\_  
 Assistant Secretary: \_\_\_\_\_  
 Assistant Secretary: \_\_\_\_\_

F. Review and approve minutes of the November 17, 2022 Regular Meeting (enclosure).

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G. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Location for Posting 24-Hour Notices (enclosure).

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H. Insurance Discussion

- a. Cyber Security and Increase Crime Coverage.
  - b. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
  - c. Authorize renewal of District’s insurance and Special District Association (SDA) membership for 2024.
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I. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).

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II. PUBLIC COMMENT

A. \_\_\_\_\_

III. FINANCIAL MATTERS

A. Review and ratify the approval of the payments of claims as follows (enclosures):

	Period Ending Oct. 31, 2022	Period Ending Nov. 30, 2022	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023
General Fund	\$ 4,640.54	\$ 6,797.16	\$ 3,737.12	\$ 3,525.57
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total Claims</b>	<b>\$ 4,640.54</b>	<b>\$ 6,797.16</b>	<b>\$ 3,737.12</b>	<b>\$ 3,525.57</b>

	Period Ending Feb. 28, 2023	Period Ending March 31, 2023	Period Ending April 30, 2023
General Fund	\$ 2,718.74	\$ 2,935.57	\$ 2,836.12
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-
<b>Total Claims</b>	<b>\$ 2,718.74</b>	<b>\$ 2,935.57</b>	<b>\$ 2,836.12</b>

	Period Ending May 31, 2023	Period Ending June 30, 2023	Period Ending July 31, 2023
General Fund	\$ 2,266.28	\$ 3,050.01	\$ 2,127.26
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-
<b>Total Claims</b>	<b>\$ 2,266.28</b>	<b>\$ 3,050.01</b>	<b>\$ 2,127.26</b>

	Period Ending Aug. 31, 2023	Period Ending Sept. 30, 2023	Period Ending Oct. 31, 2023
General Fund	\$ 8,915.43	\$ 1,963.66	\$ 2,726.60
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-
<b>Total Claims</b>	<b>\$ 8,915.43</b>	<b>\$ 1,963.66</b>	<b>\$ 2,726.60</b>

- B. Review and consider acceptance of unaudited financial statements for the period ending September 30, 2023 (enclosure).
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- C. Ratify approval of the 2023 Audit and authorize execution of Representations Letter (enclosure).
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- D. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.
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- E. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (for General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_ and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_) (enclosures – preliminary assessed valuation, 2024 draft Budget and resolutions).
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- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
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- G. Consider appointment of District Accountant to prepare 2025 budget, and direct that the form of the 2025 budget be the same as the 2024 budget. Set date for the Budget Hearing for \_\_\_\_\_.

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- H. Discuss statutory requirements for an audit. Consider appointment of District Accountant or engagement of outside accountant to perform the 2023 Audit.
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IV. LEGAL MATTERS

- A. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).
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- B. Discuss and consider adoption of Resolution Regarding Dissolution and authorize District Counsel to proceed with Dissolution process, as necessary.
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V. OTHER MATTERS

- A. \_\_\_\_\_
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VI. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

**CANCELLATION OF ELECTION AND  
DECLARATION DEEMING CANDIDATES  
ELECTED FOR  
FALLBROOK METROPOLITAN DISTRICT**

The Designated Election Official of the Fallbrook Metropolitan District has been duly authorized by the Board of Directors to cancel and declare candidates elected if, at the close of business on the sixty-third (63<sup>rd</sup>) day before the election, there are not more candidates than offices to be filled at the election to be conducted on May 2, 2023; and

As of the close of business on March 1, 2023, there were not more candidates for Director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates.

Pursuant to Section 1-13.5-513(1), C.R.S., the Designated Election Official hereby cancels the regular election to be conducted on May 2, 2023.

**THE ELECTION IS CANCELLED AND THE FOLLOWING CANDIDATES ARE DECLARED ELECTED FOR THE FOLLOWING TERMS:**

Suzanne Crest  
4 Year Term

VACANT  
4 Year Term

VACANT  
4 Year Term

VACANT  
2 Year Term

DATED this 1st day of March, 2023.

Shawna Stevens  
Designated Election Official

Contact Person for District:  
David Solin

Telephone Number of District:  
303-987-0835

Address of District:  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228

**CANCELACIÓN DE ELECCIONES Y  
DECLARACIÓN DE CONSIDERACIÓN DE LOS  
CANDIDATOS ELEGIDOS PARA  
FALLBROOK METROPOLITAN DISTRICT**

El Funcionario Electoral Designado del Fallbrook Metropolitan District ha sido debidamente autorizado por la Junta Directiva para cancelar y declarar candidatos electos si, al cierre de actividades del sexagésimo tercer (63) día antes de la elección, no hay más candidatos que cargos por cubrir. llenarse en la elección que se llevará a cabo el 2 de mayo de 2023; y

Al cierre de operaciones del 1 de marzo de 2023, no había más candidatos para Director que cargos por cubrir, incluidos los candidatos que presentaron declaraciones juradas de intención de ser candidatos por escrito.

De conformidad con la Sección 1-13.5-513(1), C.R.S., el Oficial Electoral Designado cancela por la presente la elección regular que se llevará a cabo el 2 de mayo de 2023.

**SE ANULA LA ELECCIÓN Y SE DECLARAN ELEGIDOS LOS SIGUIENTES CANDIDATOS PARA LOS SIGUIENTES TÉRMINOS:**

Suzanne Crest  
Término de cuatro años [4]

VACANT  
Término de cuatro años [4]

VACANT  
Término de cuatro año [4]

VACANT  
Término de dos años [2]

FECHADO este 1st día de marzo de 2023.

Shawna Stevens  
Oficial Electoral Designado

Número de teléfono del distrito:  
303-987-0835

Dirección del Distrito:  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228

**NOTICE OF CANCELLATION OF  
REGULAR ELECTION  
BY THE DESIGNATED ELECTION  
OFFICIAL FOR THE  
FALLBROOK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN by the Fallbrook Metropolitan District, Adams County, Colorado, that at the close of business on the sixty-third (63rd) day before the election there were not more candidates for Director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the election to be held on May 2, 2023, is hereby cancelled.

The following candidates are declared elected:

Suzanne Crest  
4 Year Term

VACANT  
4 Year Term

VACANT  
4 Year Term

VACANT  
2 Year Term

DATED this 1st day of March, 2023.

FALLBROOK METROPOLITAN DISTRICT  
Shawna Stevens  
Designated Election Official

Published on: March 16, 2023  
Published in: Northglenn Thornton Sentinel

**AVISO DE CANCELACIÓN DE ELECCIÓN  
REGULAR  
POR EL FUNCIONARIO ELECTORAL  
DESIGNADO PARA EL  
FALLBROOK METROPOLITAN DISTRICT**

POR ESTE MEDIO SE DA AVISO por parte del Fallbrook Metropolitan District, Adams County, Colorado, que al cierre de operaciones del día sesenta y tres (63) antes de la elección no había más candidatos para Director que cargos por cubrir, incluidos candidatos que presentaron declaraciones juradas de intención de ser candidatos por escrito; por lo tanto, se cancela la elección a celebrarse el 2 de mayo de 2023.

Se declaran elegidos los siguientes candidatos:

Suzanne Crest  
Término de cuatro años [4]

VACANT  
Término de cuatro años [4]

VACANT  
Término de cuatro año [4]

VACANT  
Término de dos años [2]

FECHADO este 1st día de marzo de 2023.

FALLBROOK METROPOLITAN DISTRICT  
Shawna Stevens  
Oficial Electoral Designado

Publicado el: March 16, 2023  
Publicado en: Northglenn Thornton Sentinel

**RESOLUTION NO. 2022-11-05**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
FALLBROOK METROPOLITAN DISTRICT  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 2, 2023**

A. The term of the office to which Director Suzanne Crest, Director Suzanne Slaughter, and Director Elizabeth R. Hernandez have previously been appointed expires upon their re-election, or the election of their successor at the Election, and upon such successor taking office.

B. One (1) vacancy currently exist on the Board of Directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect one (1) Directors to serve until the next regular election, to occur May 6, 2025, and three (3) Directors to serve until the second regular election, to occur May 4, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Fallbrook Metropolitan District (the “**District**”) of the County of Adams, Colorado:

1. Date and Time of Election. The Election shall be held on May 2, 2023, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, one (1) Directors shall be elected to serve until the next regular election, to occur May 6, 2025, and three (3) Directors shall be elected to serve until the second regular election, to occur May 4, 2027.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Steve Beck shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with Steve Beck, the Designated Election Official of the District, c/o Special District Management Solutions, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 25, 2023).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from Steve Beck, the Designated Election Official for the District, c/o Special District Management Solutions, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835 and on the District's website: <https://fallbrookmd.colorado.gov/>.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on February 28, 2023, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

**[SIGNATURE PAGE FOLLOWS]**



**[SIGNATURE PAGE TO RESOLUTION  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 2, 2023]**


RESOLUTION APPROVED AND ADOPTED on November 17, 2022.

**FALLBROOK METROPOLITAN  
DISTRICT**

By:   
\_\_\_\_\_

President

Attest:

  
\_\_\_\_\_

Secretary

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE FALLBROOK METROPOLITAN DISTRICT HELD NOVEMBER 17, 2022

A Regular Meeting of the Board of Directors of the Fallbrook Metropolitan District (referred to hereafter as “Board”) was duly held on Thursday, November 17<sup>th</sup>, 2022, at 6:30 p.m. The District Board Meeting was held, and properly noticed to be held, via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Steven J. Slaughter  
Suzanne Crest

#### Also In Attendance Were:

David Solin; Special District Management Services, Inc.  
Paula Williams, Esq.; McGeady Becher P.C.

### PUBLIC COMMENT

None.

### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Williams that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

### ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice: Mr. Solin confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that the meeting would be held by video/conference call and encouraged public participation. The Board further noted that notice of the time,

## RECORD OF PROCEEDINGS

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date, and location/manner of the meeting was duly posted and that the Board did not receive any objections to the manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed, by taxpaying electors within the District's boundaries.

**Agenda:** Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Crest, seconded by Director S. Slaughter and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Vacancies on the Board of Directors:** The Board discussed the vacancies on the Board.

As such, eligible electors, Michelle Slaughter and Elizabeth R. Hernandez, were nominated to serve on the Board. Following discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest, and upon vote unanimously carried, the Board appointed Michelle Slaughter and Elizabeth R. Hernandez to fill the vacancies on the Board.

**Appointment of Officers:** Following discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President:	Steven J. Slaughter
Treasurer:	Suzanne Crest
Secretary:	David Solin (not an elected position)
Assistant Secretary:	Michelle Slaughter
Assistant Secretary:	Elizabeth R. Hernandez

**Minutes:** The Board reviewed the minutes of the August 3, 2022 Special Meeting.

Following discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest and, upon vote, unanimously carried, the Board approved the minutes of the August 3, 2022 Special Meeting, as presented.

**Resolution 2022-11-01 Establishing 2023 Regular Meeting Dates, Times and Location and Designating Location for 24 Hour Notices:** The Board discussed the business to be conducted in 2023.

Following discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest, and upon vote unanimously carried, the Board adopted Resolution No. 2021-11-01; Establishing Regular Meeting Dates, Time

## RECORD OF PROCEEDINGS

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and Location, and Designating Location for Posting of 24-Hour Notices and determined to hold 2023 meetings on June 15, 2023 and November 16, 2023 at 6:30 p.m. via teleconference.

**Section 32-1-809, C.R.S. reporting requirements, mode of eligible elector notification:** Mr. Solin discussed with the Board Section 32-1-809, C.R.S.; Transparency Notice reporting requirements and mode of eligible elector notification.

Following discussion, upon motion duly made by Director Crest, seconded by Director S. Slaughter and, upon vote, unanimously carried, the Board authorized staff to post the required Transparency Notice on the District’s website and on the Special District Association website to meet the statutory requirement.

### **FINANCIAL MATTERS**

**Claims:** The Board considered ratifying the approval of the payment of claims as follows:

	Period Ending Aug. 31, 2022	Period Ending Sept. 30, 2022	Period Ending Oct. 31, 2022
General Fund	\$ 7,391.49	\$ 3,350.80	\$ 4,640.54
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-
Capital Fund	\$ -0-	\$ -0-	\$ -0-
<b>Total Claims</b>	<b>\$ 7,391.49</b>	<b>\$ 3,350.80</b>	<b>\$ 4,640.54</b>

Following discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

**Unaudited Financial Statements:** Mr. Solin presented, and the Board considered the acceptance of, unaudited financial statements for the period ending September 30, 2022.

Following discussion, upon motion duly made by Director Crest, seconded by Director S. Slaughter and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2022.

**2022 Budget Amendment Hearing:** The President opened the public hearing to consider the Resolution to Amend the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

## RECORD OF PROCEEDINGS

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Following review and discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2022 Budget, amending the Debt Service Fund to \$1,300,000.

**2023 Budget Hearing:** The President opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Mr. Solin reviewed the Board the estimated 2022 expenditures and the proposed 2023 expenditures.

Upon motion duly made by Director S. Slaughter, seconded by Director Crest, and upon vote unanimously carried, the Board approved the 2023 Budget, as modified, and considered adoption of Resolution No. 2022-11-02; Resolution to Adopt the 2023 Budget and Appropriate Sums of Money and Resolution No. 2022-11-03; Resolution to Set Mill Levies (2.333 mills in the General Fund and 15.000 mills in the Debt Service Fund for a total of 17.333 mills). Following discussion, upon vote unanimously carried, the Board adopted the Resolutions and authorized execution of the Certification of Budget. Mr. Solin was directed to transmit the Certification of Mill Levies to the Board of County Commissioners of Adams County, not later than December 15, 2022 and transmit the Certification of Budget to the Division of Local Government no later than January 31, 2023.

**DLG-70 Mill Levy Certification Form:** Following discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

**Preparation of 2024 Budget:** Following discussion, upon motion duly made by Director S. Slaughter, and seconded by Director Crest and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget to be discussed at a Public Hearing to adopt the 2024 Budget for November 16, 2023 at 6:30 p.m. via Zoom videoconference, if the District was not dissolved prior to that date.

**2022 Audit:** Following discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest and, upon vote, unanimously carried, the

## RECORD OF PROCEEDINGS

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Board approved the engagement of an outside accountant to perform the 2022 Audit and directed the District Manager to obtain proposals.

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### **LEGAL MATTERS**

**Resolution No. 2022-11-05 Calling May 2, 2023 Regular Election:** The Board discussed the May 2, 2023 election. Following discussion, upon motion duly made by Director S. Slaughter, seconded by Director Crest, and upon vote unanimously carried, the Board adopted Resolution No. 2022-11-05 Calling a May 2, 2023 Directors' Election which appointed Shawna Stevens as the Designated Election Official and authorized her to perform all tasks required for the May 2, 2023 Regular Election of the Board of Directors for the conduct of a mail ballot election.

### **Dissolution of the District:**

*Timeline and Key Events:* Attorney Williams discussed the timeline and key events for the dissolution of the District.

*Retirement of Debt:* Attorney Williams and Mr. Solin discussed with the Board the plans for retirement of the District's outstanding General Obligation debt.

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### **OTHER MATTERS**

There were no other matters.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director S. Slaughter, seconded by Director Crest and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

**RESOLUTION NO. 2023-11-\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE FALLBROOK METROPOLITAN DISTRICT  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION,  
ESTABLISHING DISTRICT WEBSITE AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Fallbrook Metropolitan District (the “**District**”), Adams County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2024 shall be held on June \_\_ and November \_\_, 2024; 6:30 p.m., via Zoom.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, [fallbrookmd.colorado.gov](http://fallbrookmd.colorado.gov), and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) At the northwest corner of the District’s boundary along 144th Avenue and Detroit Street

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.



**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND DESIGNATING LOCATION FOR 24-HOUR NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 16, 2023.

**FALLBROOK METROPOLITAN DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

*Released - DG*  
*10/27/22*

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1618 <i>M</i>						
10/13/2022	McGeady Becher P.C.	787W 08/2022	Legal	1-675	3,017.63	3,017.63
Total 1618:						3,017.63
1619 <i>M</i>						
10/13/2022	RLI	0936192	Prepaid Expenses	1-142	250.00	250.00
Total 1619:						250.00
1620 <i>C</i>						
10/13/2022	Special District Management Ser	09/2022	Miscellaneous	1-685	55.71	55.71
10/13/2022	Special District Management Ser	09/2022	Accounting	1-612	710.40	710.40
10/13/2022	Special District Management Ser	09/2022	Management	1-680	606.80	606.80
Total 1620:						1,372.91
Grand Totals:						4,640.54

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1618						
10/13/2022	McGeady Becher P.C.	787W 08/2022	Legal	1-675	3,017.63	3,017.63
Total 1618:						3,017.63
1619						
10/13/2022	RLI	0936192	Prepaid Expenses	1-142	250.00	250.00
Total 1619:						250.00
1620						
10/13/2022	Special District Management Ser	09/2022	Miscellaneous	1-685	55.71	55.71
10/13/2022	Special District Management Ser	09/2022	Accounting	1-612	710.40	710.40
10/13/2022	Special District Management Ser	09/2022	Management	1-680	606.80	606.80
Total 1620:						1,372.91
Grand Totals:						4,640.54

Fallbrook Metropolitan District

October-22

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 4,640.54	\$ -	\$ -	\$ 4,640.54
<b>Total Disbursements from Checking</b>	<b>\$ 4,640.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,640.54</b>

Funding approved 11/15/22 by SB

Fallbrook Metropolitan District

Check Register - Fallbrk  
Check Issue Dates: 11/1/2022 - 11/30/2022

Released  
1/4/23

29

Page: 1  
Nov 14, 2022 12:14PM

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1621 <i>m</i>						
11/14/2022	Colorado Community Media	69737	Miscellaneous	1-685	26.56	26.56
Total 1621:						26.56
1622 <i>m</i>						
11/14/2022	Colorado Special Districts P&L	23PL-60109-1244	Prepaid Expenses	1-142	2,076.00	2,076.00
Total 1622:						2,076.00
1623 <i>m</i>						
11/14/2022	McGeady Becher P.C.	787W 09/2022	Legal	1-675	1,872.00	1,872.00
Total 1623:						1,872.00
1624 <i>C</i>						
11/14/2022	Special District Management Ser	10/2022	Miscellaneous	1-685	33.60	33.60
11/14/2022	Special District Management Ser	10/2022	Accounting	1-612	1,983.20	1,983.20
11/14/2022	Special District Management Ser	10/2022	Management	1-680	310.80	310.80
Total 1624:						2,327.60
1625 <i>m</i>						
11/14/2022	T Charles Wilson Insurance	11498	Prepaid Expenses	1-142	495.00	495.00
Total 1625:						495.00
Grand Totals:						6,797.16

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1621						
11/14/2022	Colorado Community Media	69737	Miscellaneous	1-685	26.56	26.56
Total 1621:						26.56
1622						
11/14/2022	Colorado Special Districts P&L	23PL-60109-1244	Prepaid Expenses	1-142	2,076.00	2,076.00
Total 1622:						2,076.00
1623						
11/14/2022	McGeady Becher P.C.	787W 09/2022	Legal	1-675	1,872.00	1,872.00
Total 1623:						1,872.00
1624						
11/14/2022	Special District Management Ser	10/2022	Miscellaneous	1-685	33.60	33.60
11/14/2022	Special District Management Ser	10/2022	Accounting	1-612	1,983.20	1,983.20
11/14/2022	Special District Management Ser	10/2022	Management	1-680	310.80	310.80
Total 1624:						2,327.60
1625						
11/14/2022	T Charles Wilson Insurance	11498	Prepaid Expenses	1-142	495.00	495.00
Total 1625:						495.00
Grand Totals:						6,797.16

Fallbrook Metropolitan District

November-22

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 6,797.16	\$ -	\$ -	\$ 6,797.16
<b>Total Disbursements from Checking</b>	<b>\$ 6,797.16</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,797.16</b>

1  
funding approved 12/16/22

Fallbrook Metropolitan District

Check Register - Fallbrk  
Check Issue Dates: 12/1/2022 - 12/31/2022

Released  
1/4/23

Page: 1  
Dec 15, 2022 09:49AM

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1626 <i>m</i>						
12/15/2022	McGeady Becher P.C.	787W 10/2022	Legal	1-675	1,011.18	1,011.18
Total 1626:						1,011.18
1627 <i>C</i>						
12/15/2022	Special District Management Ser	11/2022	Miscellaneous	1-685	64.54	64.54
12/15/2022	Special District Management Ser	11/2022	Accounting	1-612	1,376.40	1,376.40
12/15/2022	Special District Management Ser	11/2022	Management	1-680	1,255.40	1,255.40
12/15/2022	Special District Management Ser	11/2022	Election	1-635	29.60	29.60
Total 1627:						2,725.94
Grand Totals:						3,737.12



Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1626						
12/15/2022	McGeady Becher P.C.	787W 10/2022	Legal	1-675	1,011.18	1,011.18
Total 1626:						1,011.18
1627						
12/15/2022	Special District Management Ser	11/2022	Miscellaneous	1-685	64.54	64.54
12/15/2022	Special District Management Ser	11/2022	Accounting	1-612	1,376.40	1,376.40
12/15/2022	Special District Management Ser	11/2022	Management	1-680	1,255.40	1,255.40
12/15/2022	Special District Management Ser	11/2022	Election	1-635	29.60	29.60
Total 1627:						2,725.94
Grand Totals:						3,737.12

Fallbrook Metropolitan District

December-22

	General	Debt	Capital	Totals
Disbursements	\$ 3,737.12	\$ -	\$ -	\$ 3,737.12
<b>Total Disbursements from Checking</b>	<b>\$ 3,737.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,737.12</b>

*Released*  
 1/30/23 (DG)

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1628 <i>M</i>						
01/13/2023	McGeady Becher P.C.	787W 11/2022	Legal	1-675	2,414.27	2,414.27
Total 1628:						2,414.27
1629 <i>C</i>						
01/13/2023	Special District Management Ser	12/2022	Miscellaneous	1-685	30.90	30.90
01/13/2023	Special District Management Ser	12/2022	Accounting	1-612	429.20	429.20
01/13/2023	Special District Management Ser	12/2022	Election	1-635	192.40	192.40
01/13/2023	Special District Management Ser	12/2022	Management	1-680	458.80	458.80
Total 1629:						1,111.30
Grand Totals:						3,525.57

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1628						
01/13/2023	McGeady Becher P.C.	787W 11/2022	Legal	1-675	2,414.27	2,414.27
Total 1628:						2,414.27
1629						
01/13/2023	Special District Management Ser	12/2022	Miscellaneous	1-685	30.90	30.90
01/13/2023	Special District Management Ser	12/2022	Accounting	1-612	429.20	429.20
01/13/2023	Special District Management Ser	12/2022	Election	1-635	192.40	192.40
01/13/2023	Special District Management Ser	12/2022	Management	1-680	458.80	458.80
Total 1629:						1,111.30
Grand Totals:						3,525.57

**Fallbrook Metropolitan District**  
**January-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 3,525.57	\$ -	\$ -	\$ 3,525.57
<b>Total Disbursements from Checking</b>	<u>\$ 3,525.57</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,525.57</u>

Released  
2/28/23 (DG)

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1630 <i>M</i>						
02/14/2023	McGeady Becher P.C.	787W 12/2022	Legal	1-675	565.41	565.41
Total 1630:						565.41
1631 <i>M</i>						
02/14/2023	Special District Association of C	SDA-2023	Insurance/SDA Dues	1-670	301.85	301.85
Total 1631:						301.85
1632 <i>C</i>						
02/14/2023	Special District Management Ser	01/2023	Miscellaneous	1-685	26.28	26.28
02/14/2023	Special District Management Ser	01/2023	Election	1-635	256.00	256.00
02/14/2023	Special District Management Ser	01/2023	Accounting	1-612	736.00	736.00
02/14/2023	Special District Management Ser	01/2023	Management	1-680	833.20	833.20
Total 1632:						1,851.48
Grand Totals:						2,718.74

\* funds approved 2/17/23 by SB

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1630						
02/14/2023	McGeady Becher P.C.	787W 12/2022	Legal	1-675	565.41	565.41
Total 1630:						565.41
1631						
02/14/2023	Special District Association of C	SDA-2023	Insurance/SDA Dues	1-670	301.85	301.85
Total 1631:						301.85
1632						
02/14/2023	Special District Management Ser	01/2023	Miscellaneous	1-685	26.28	26.28
02/14/2023	Special District Management Ser	01/2023	Election	1-635	256.00	256.00
02/14/2023	Special District Management Ser	01/2023	Accounting	1-612	736.00	736.00
02/14/2023	Special District Management Ser	01/2023	Management	1-680	833.20	833.20
Total 1632:						1,851.48
Grand Totals:						2,718.74

**Fallbrook Metropolitan District**  
**February-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	<b>\$ 2,718.74</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,718.74</b>
<b>Total Disbursements from Checking</b>	<b>\$ 2,718.74</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,718.74</b>



*Released*  
*3/27/23*

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1633 <i>M</i>	03/13/2023 McGeady Becher P.C.	787W 01/2023	Legal	1-675	851.07	851.07
Total 1633:						851.07
1634 <i>C</i>	03/13/2023 Special District Management Ser	02/2023	Miscellaneous	1-685	265.90	265.90
	03/13/2023 Special District Management Ser	02/2023	Election	1-635	1,088.00	1,088.00
	03/13/2023 Special District Management Ser	02/2023	Accounting	1-612	500.60	500.60
	03/13/2023 Special District Management Ser	02/2023	Management	1-680	230.00	230.00
Total 1634:						2,084.50
Grand Totals:						2,935.57

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1633						
03/13/2023	McGeady Becher P.C.	787W 01/2023	Legal	1-675	851.07	851.07
Total 1633:						851.07
1634						
03/13/2023	Special District Management Ser	02/2023	Miscellaneous	1-685	265.90	265.90
03/13/2023	Special District Management Ser	02/2023	Election	1-635	1,088.00	1,088.00
03/13/2023	Special District Management Ser	02/2023	Accounting	1-612	500.60	500.60
03/13/2023	Special District Management Ser	02/2023	Management	1-680	230.00	230.00
Total 1634:						2,084.50
Grand Totals:						2,935.57

**Fallbrook Metropolitan District**  
**March-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 2,935.57	\$ -	\$ -	\$ 2,935.57
<b>Total Disbursements from Checking</b>	<u>\$ 2,935.57</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,935.57</u>

*Released*  
*4/24/23*  
*DA*

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1635 <i>M</i>						
04/12/2023	Colorado Community Media	81430	Election	1-635	38.44	38.44
Total 1635:						38.44
1636 <i>M</i>						
04/12/2023	McGeady Becher P.C.	787W 02/2023	Legal	1-675	304.38	304.38
Total 1636:						304.38
1637 <i>C</i>						
04/12/2023	Special District Management Ser	03/2023	Miscellaneous	1-685	25.70	25.70
04/12/2023	Special District Management Ser	03/2023	Election	1-635	237.80	237.80
04/12/2023	Special District Management Ser	03/2023	Accounting	1-612	1,844.60	1,844.60
04/12/2023	Special District Management Ser	03/2023	Management	1-680	385.20	385.20
Total 1637:						2,493.30
Grand Totals:						<u>2,836.12</u>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1635						
04/12/2023	Colorado Community Media	81430	Election	1-635	38.44	38.44
Total 1635:						38.44
1636						
04/12/2023	McGeady Becher P.C.	787W 02/2023	Legal	1-675	304.38	304.38
Total 1636:						304.38
1637						
04/12/2023	Special District Management Ser	03/2023	Miscellaneous	1-685	25.70	25.70
04/12/2023	Special District Management Ser	03/2023	Election	1-635	237.80	237.80
04/12/2023	Special District Management Ser	03/2023	Accounting	1-612	1,844.60	1,844.60
04/12/2023	Special District Management Ser	03/2023	Management	1-680	385.20	385.20
Total 1637:						2,493.30
Grand Totals:						2,836.12

Fallbrook Metropolitan District

April-23

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 2,836.12	\$ -	\$ -	\$ 2,836.12
<b>Total Disbursements from Checking</b>	<b>\$ 2,836.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,836.12</b>

*Funds available  
stump Buck  
5/9/23*

*Released  
5.30.23  
CPM*

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1638						
<i>M</i> 05/08/2023	McGeady Becher P.C.	787W 03/2023	Legal	1-675	696.03	696.03
Total 1638:						696.03
1639						
05/08/2023	Special District Management Ser	04/2023	Miscellaneous	1-685	33.85	33.85
05/08/2023	Special District Management Ser	04/2023	Election	1-635	100.60	100.60
05/08/2023	Special District Management Ser	04/2023	Accounting	1-612	836.60	836.60
05/08/2023	Special District Management Ser	04/2023	Management	1-680	599.20	599.20
Total 1639:						1,570.25
Grand Totals:						2,266.28

*C*

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1638						
05/08/2023	McGeady Becher P.C.	787W 03/2023	Legal	1-675	696.03	696.03
Total 1638:						696.03
1639						
05/08/2023	Special District Management Ser	04/2023	Miscellaneous	1-685	33.85	33.85
05/08/2023	Special District Management Ser	04/2023	Election	1-635	100.60	100.60
05/08/2023	Special District Management Ser	04/2023	Accounting	1-612	836.60	836.60
05/08/2023	Special District Management Ser	04/2023	Management	1-680	599.20	599.20
Total 1639:						1,570.25
Grand Totals:						2,266.28



Fallbrook Metropolitan District

May-23

	General	Debt	Capital	Totals
Disbursements	\$ 2,266.28	\$ -	\$ -	\$ 2,266.28
<b>Total Disbursements from Checking</b>	<b>\$ 2,266.28</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,266.28</b>

Released 6/30/23  
 (DG)

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1640 <i>m</i>						
06/20/2023	BOKF, NA	5138887	Paying Agent Fees	2-668	500.00	500.00
Total 1640:						500.00
1641 <i>m</i>						
06/20/2023	McGeady Becher P.C.	787W 04/2023	Legal	1-675	1,022.62	1,022.62
Total 1641:						1,022.62
1642 <i>G</i>						
06/20/2023	Special District Management Ser	05/2023	Miscellaneous	1-685	25.39	25.39
06/20/2023	Special District Management Ser	05/2023	Election	1-635	160.00	160.00
06/20/2023	Special District Management Ser	05/2023	Accounting	1-612	1,065.20	1,065.20
06/20/2023	Special District Management Ser	05/2023	Management	1-680	276.80	276.80
Total 1642:						1,527.39
Grand Totals:						3,050.01

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1640						
06/20/2023	BOKF, NA	5138887	Paying Agent Fees	2-668	500.00	500.00
<b>Total 1640:</b>						<b>500.00</b>
1641						
06/20/2023	McGeady Becher P.C.	787W 04/2023	Legal	1-675	1,022.62	1,022.62
<b>Total 1641:</b>						<b>1,022.62</b>
1642						
06/20/2023	Special District Management Ser	05/2023	Miscellaneous	1-685	25.39	25.39
06/20/2023	Special District Management Ser	05/2023	Election	1-635	160.00	160.00
06/20/2023	Special District Management Ser	05/2023	Accounting	1-612	1,065.20	1,065.20
06/20/2023	Special District Management Ser	05/2023	Management	1-680	276.80	276.80
<b>Total 1642:</b>						<b>1,527.39</b>
<b>Grand Totals:</b>						<b>3,050.01</b>

**Fallbrook Metropolitan District**

**June-23**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	\$ 3,050.01	\$ -	\$ -	\$ 3,050.01
<b>Total Disbursements from Checking</b>	\$ 3,050.01	\$ -	\$ -	\$ 3,050.01

## Diana Garcia

---

**From:** David Solin  
**Sent:** Tuesday, June 20, 2023 3:49 PM  
**To:** Diana Garcia  
**Subject:** RE: Fallbrook- June Review

All good. Thank you, Diana.

DS

Moments of kindness cost nothing to the giver, but may be priceless to the receiver.

### David Solin

District Senior Manager



141 Union Boulevard, Suite 150

Lakewood, CO 80228-1898

[dsolin@sdmsi.com](mailto:dsolin@sdmsi.com)

Phone: 303-987-0835

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---

**From:** Diana Garcia <[dgarci@sdmsi.com](mailto:dgarci@sdmsi.com)>  
**Sent:** Friday, June 16, 2023 9:46 AM  
**To:** David Solin <[dsolin@sdmsi.com](mailto:dsolin@sdmsi.com)>  
**Subject:** Fallbrook- June Review

Please review the June payables and let me know if you approve for payments.

Thank you,

### Diana Garcia



141 Union Boulevard, Suite 150

Lakewood, CO 80228-1898

[dgarci@sdmsi.com](mailto:dgarci@sdmsi.com)

Phone: 303-987-0835

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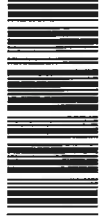


P.O. Box 1270 Tulsa, OK 74101-1270

*ok to pay*

STEVE BECK  
SPECIAL DISTRICT MANAGEMENT SERVICE  
141 UNION BLD, SUITE 150  
LAKEWOOD CO 80228

TRUST ADMINISTRATOR  
GEORGE KUBIN  
(303) 864-7206  
  
INVOICE NUMBER: 5138887  
INVOICE DATE: 5/23/2023  
ANNUAL FEE  
  
TOTAL AMOUNT DUE \$500.00



FALLBROOK METROPOLITAN DISTRICT  
G.O. REFUNDING LOAN 2015

ACCOUNT NUMBER 82-0714-01-2

SUMMARY OF CHARGES

<u>OTHER FEES</u>			
PAYING AGENT FEES	500.00 X	1.00	\$500.00
TOTAL OTHER FEES			\$500.00
TOTAL AMOUNT DUE			\$500.00

ACCOUNT LIST

ACCOUNT(S) TITLE  
82-0714-01-2 FALLBROOK LOAN PAYMENT FUND

Dist. Name	_____
<u>G/L Code</u>	<u>Amount</u>
21668	500.00
<u>Dist. Mgr. Initials</u>	_____

THIS INVOICE COVERS OUR FEE FOR THE PERIOD SHOWN ABOVE. PAYMENT IS DUE UPON RECEIPT.  
PLEASE CONTACT YOUR TRUST ADMINISTRATOR WITH ANY QUESTIONS REGARDING THIS INVOICE OR YOUR ACCOUNT.



P.O. Box 1270 | Tulsa, OK 74101-1270

INVOICE DATE: 5/23/2023  
INVOICE NUMBER: 5138887  
ACCOUNT NUMBER: 82-0714-01-2  
ANNUAL FEE

**REMITTANCE PAGE**

TRUST ADMINISTRATOR  
GEORGE KUBIN  
(303) 864-7206



FALLBROOK METROPOLITAN DISTRICT G.O. REFUNDING LOAN  
2015

TOTAL AMOUNT DUE \$500.00

PLEASE INDICATE YOUR PAYMENT METHOD BELOW  
AND RETURN IN THE ENCLOSED ENVELOPE TO:

TRUST SERVICES  
DEPARTMENT 1660  
TULSA, OK 74182

NOTE: PLEASE MAKE YOUR CHECKS PAYABLE TO "BOKF NA" AND DO NOT INCLUDE ANY OTHER PAYMENTS OR COMMUNICATIONS WITH THIS REMITTANCE.

- (1)  ENCLOSED IS OUR CHECK IN PAYMENT OF THE TOTAL AMOUNT DUE REFERENCED ABOVE.
- (2)  ENCLOSED IS OUR CHECK IN PAYMENT OF \$\_\_\_\_\_ OF THE TOTAL AMOUNT DUE.  
(ANY BALANCE SHOULD BE CHARGED AS INDICATED BELOW.)
- (3)  CHARGE THE TOTAL AMOUNT DUE AS INDICATED BELOW.

AMOUNT TO BE CHARGED	ACCOUNT NAME	TRUST ACCOUNT NUMBER OR OTHER CSBT ACCOUNT NUMBER

\_\_\_\_\_  
AUTHORIZED SIGNATURE  
(REQUIRED IF FEES ARE CHARGED)

\_\_\_\_\_  
DATE

McGEADY BECHER P.C.  
 450 E. 17th Avenue, Ste 400  
 Denver, CO 80203  
 (303) 592-4380

Fallbrook Metropolitan District  
 SDMSI  
 141 Union Blvd.  
 Suite 150  
 Lakewood CO 80228-1898

ATTN: Accounts Payable (1)

Dist. Name \_\_\_\_\_

G/L Code                      Amount      Account No.

1675	1022.62	
------	---------	--

Dist. Mgr. Initials \_\_\_\_\_

Page 1  
 04/30/2023  
 787W

**Payments received after 04/30/2023 are not included on this statement.**

McGEADY BECHER P.C.

PREVIOUS BALANCE	FEES	EXPENSES	ADVANCES	PAYMENTS	BALANCE
787-0000 MAIN COVER 0.00	0.00	0.00	0.00	-19.56	-\$19.56
787-0004 BOARD MEETINGS 45.45	585.00	5.85	0.00	-45.45	\$590.85
787-0005 BUDGETS 45.45	45.00	0.45	0.00	-45.45	\$45.45
787-0006 INSURANCE 0.00	90.00	0.90	0.00	0.00	\$90.90
787-0007 GENERAL INFORMATION STMTS/TRANSPARENCY NOTICES 0.00	0.00	0.00	0.00	0.00	\$0.00
787-0013 ELECTIONS 90.90	202.50	2.02	0.00	-90.90	\$204.52
787-0014 DIRECTORS' OATHS AND BONDS 0.00	0.00	0.00	0.00	0.00	\$0.00
787-0015 AUDITS 715.59	90.00	0.90	0.00	0.00	\$806.49
787-0026 DISSOLUTION 0.00	0.00	0.00	0.00	0.00	\$0.00



PREVIOUS BALANCE	FEES	EXPENSES	ADVANCES	PAYMENTS	BALANCE
787-0202 WEBSITE MAINTENANCE 45.45	0.00	0.00	0.00	-45.45	\$0.00
787-0299 OFFICIAL RECORDS MAINTENANCE *	0.00	0.00	0.00	0.00	\$0.00
787-0903 BONDS RESTRUCTURE 2015 57.57	0.00	0.00	0.00	-57.57	\$0.00
787-1298 QUINQUENNIAL REPORTS 0.00	0.00	0.00	0.00	0.00	\$0.00
<u>1,000.41</u>	<u>1,012.50</u>	<u>10.12</u>	<u>0.00</u>	<u>-304.38</u>	<u>\$1,718.65</u>

1022.62

McGEADY BECHER P.C.  
450 E. 17th Avenue, Ste 400  
Denver, CO 80203  
(303) 592-4380

Fallbrook Metropolitan District  
SDMSI  
141 Union Blvd.  
Suite 150  
Lakewood CO 80228-1898

Page 1  
04/30/2023  
Account No. 787-0000W  
Invoice No. 116106658

ATTN: Accounts Payable (1)

MAIN COVER

*Payments received after 04/30/2023 are not included on this statement.*

04/27/2023      Payment received-Thank you.      -19.56

-\$19.56

BOARD MEETINGS

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$50.17
04/24/2023	Write off per Ms. Williams	-4.72
	PREVIOUS BALANCE THIS MATTER:	\$45.45

		HOURS	AMOUNT
04/11/2023	Attention to 2022 meeting follow up action items	1.10	247.50
04/28/2023	Review of draft minutes and agenda; send to Mr. O'Connor for review	1.50	337.50
	FOR CURRENT SERVICES RENDERED THIS MATTER:	2.60	585.00

RECAPITULATION			
<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Zander Myers	2.60	\$225.00	\$585.00

Administrative Fee	5.85
TOTAL EXPENSES:	5.85

TOTAL CURRENT BALANCE: 590.85

04/27/2023	Payment received-Thank you.	-45.45
	BALANCE DUE:	<u>\$590.85</u>

BUDGETS

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$56.50
04/24/2023	Write off per Ms. Williams	-11.05
	PREVIOUS BALANCE THIS MATTER:	\$45.45

		HOURS	AMOUNT
04/24/2023	Attention to budget tracking	0.20	45.00
	FOR CURRENT SERVICES RENDERED THIS MATTER:	0.20	45.00

	RECAPITULATION		
<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Zander Myers	0.20	\$225.00	\$45.00

	Administrative Fee	0.45
	TOTAL EXPENSES:	0.45
	TOTAL CURRENT BALANCE:	45.45

04/27/2023	Payment received-Thank you.	-45.45
	BALANCE DUE:	<u>\$45.45</u>

INSURANCE

*Payments received after 04/30/2023 are not included on this statement.*

		HOURS	AMOUNT
04/20/2023	Attention to insurance action items	0.40	90.00
	FOR CURRENT SERVICES RENDERED THIS MATTER:	0.40	90.00

RECAPITULATION			
<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Zander Myers	0.40	\$225.00	\$90.00

Administrative Fee	0.90
TOTAL EXPENSES:	0.90
TOTAL CURRENT BALANCE:	90.90
BALANCE DUE:	<u>\$90.90</u>

Fallbrook Metropolitan District

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04/30/2023  
Account No. 787-0007W  
Invoice No. 116106658

GENERAL INFORMATION STMTS/TRANSPARENCY NOTICES

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$1.88
04/24/2023	Write off per Ms. Williams	-1.88
	PREVIOUS BALANCE THIS MATTER:	\$0.00
	BALANCE DUE:	<u>\$0.00</u>

ELECTIONS

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$91.98
04/24/2023	Write off per Ms. Williams	-1.08
	PREVIOUS BALANCE THIS MATTER:	\$90.90

		HOURS	AMOUNT
04/18/2023	Attention to 2023 election action items	0.80	180.00
04/24/2023	Attention to records	0.10	22.50
	FOR CURRENT SERVICES RENDERED THIS MATTER:	0.90	202.50

RECAPITULATION			
<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Zander Myers	0.90	\$225.00	\$202.50

Administrative Fee	2.02
TOTAL EXPENSES:	2.02
TOTAL CURRENT BALANCE:	204.52

04/27/2023	Payment received-Thank you.	-90.90
	BALANCE DUE:	<u>\$204.52</u>

Fallbrook Metropolitan District

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04/30/2023  
Account No. 787-0014W  
Invoice No. 116106658

DIRECTORS' OATHS AND BONDS

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$0.05
04/24/2023	Write off per Ms. Williams	-0.05
	PREVIOUS BALANCE THIS MATTER:	\$0.00
	BALANCE DUE:	<u>\$0.00</u>



AUDITS

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$716.66
04/24/2023	Write off per Ms. Williams	-1.07
	PREVIOUS BALANCE THIS MATTER:	\$715.59

		HOURS	AMOUNT
04/03/2023	Attention to 2022 audit action items and email to records regarding same	0.20	45.00
04/06/2023	Attention to 2022 audit actions items	<u>0.20</u>	<u>45.00</u>
	FOR CURRENT SERVICES RENDERED THIS MATTER:	0.40	90.00

RECAPITULATION			
<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Zander Myers	0.40	\$225.00	\$90.00

Administrative Fee	0.90
TOTAL EXPENSES:	<u>0.90</u>
TOTAL CURRENT BALANCE:	90.90
BALANCE DUE:	<u>\$806.49</u>

PAST DUE AMOUNTS:					
<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
806.49	0.00	0.00	0.00	0.00	0.00

Fallbrook Metropolitan District

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04/30/2023  
Account No. 787-0026W  
Invoice No. 116106658

DISSOLUTION

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$0.15
04/24/2023	Write off per Ms. Williams	-0.15
	PREVIOUS BALANCE THIS MATTER:	\$0.00
	BALANCE DUE:	<u>\$0.00</u>

Fallbrook Metropolitan District

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04/30/2023  
Account No. 787-0202W  
Invoice No. 116106658

WEBSITE MAINTENANCE

*Payments received after 04/30/2023 are not included on this statement.*

	PREVIOUS BALANCE THIS MATTER:	\$45.45
04/27/2023	Payment received-Thank you.	-45.45
	BALANCE DUE:	<u>\$0.00</u>

Fallbrook Metropolitan District

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04/30/2023  
Account No. 787-0299W  
Invoice No. 116106658

OFFICIAL RECORDS MAINTENANCE \*

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$13.15
04/24/2023	Write off per Ms. Williams	-13.15
	PREVIOUS BALANCE THIS MATTER:	\$0.00
	BALANCE DUE:	<u>\$0.00</u>

Fallbrook Metropolitan District

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04/30/2023  
Account No. 787-0903W  
Invoice No. 116106658

BONDS RESTRUCTURE 2015

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$57.75
04/24/2023	Write off per Ms. Williams	-0.18
	PREVIOUS BALANCE THIS MATTER:	\$57.57
04/27/2023	Payment received-Thank you.	-57.57
	BALANCE DUE:	<u>\$0.00</u>

Fallbrook Metropolitan District

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04/30/2023  
Account No. 787-1298W  
Invoice No. 116106658

QUINQUENNIAL REPORTS

*Payments received after 04/30/2023 are not included on this statement.*

	Previous Balance before Adjustments	\$0.05
04/24/2023	Write off per Ms. Williams	-0.05
	PREVIOUS BALANCE THIS MATTER:	\$0.00
	BALANCE DUE:	<u>\$0.00</u>
	TOTAL BALANCE DUE:	<u>\$1,718.65</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Fallbrook Metropolitan District
141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898

Statement Date: 05/31/2023
Account No. FALLBRK.00

Dist. Name \_\_\_\_\_

Invoice for Services Rendered - 05/31/2023

Table with 2 columns: G/L Code and Amount. Rows include handwritten entries: 1685 (25.39), 1635 (160.00), 1612 (1065.20), 1680 (276.80), and Dist. Mgr. Initials.

Main invoice table with columns: Previous Balance, Fees, Expenses, Advances, Payments, Balance. Rows list various services like Board Meetings, Management Matters, etc., with handwritten annotations like '1685', '1635', '1612'.

Handwritten circle around the final balance of \$1,527.39.

# SDMS | Special District Management Services, Inc.

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Lakewood, CO 80228-1898  
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Statement Date: 05/31/2023  
Statement No. 124085  
Account No. FALLBRK.00

## Fallbrook Metropolitan District

### Expenses

05/31/2023	Postage, May 2023.	19.30
05/31/2023	Duplicating, May 2023.	<u>6.09</u>
	Total Expenses	25.39
	Total Current Work	25.39
	Previous Balance	\$33.85

### Payments

05/30/2023	Payment	-33.85
	Balance Due	<u>\$25.39</u>



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Statement Date: 05/31/2023  
Statement No. 124086  
Account No. FALLBRK.01

## Fallbrook Metropolitan District

### Board Meetings

	Previous Balance		\$361.40
		<u>Payments</u>	
05/30/2023	Payment		-361.40
	Balance Due		<u>\$0.00</u>

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Statement Date: 05/31/2023  
 Statement No. 124087  
 Account No. FALLBRK.02

## Fallbrook Metropolitan District

### Management Matters

#### Fees

			Hours	
05/02/2023	DMS	Confer with Mr. Ruthven and Mr. Beck re: final debt payment.	0.10	20.60
05/17/2023	DMS	Research and confer with Mr. Beck re: debt payoff planning.	0.70	144.20
05/23/2023	LL	Phone call with homeowner about Special District and Mill Levy - tax payment and reduction. Reviewed 2022 and 2023 budgets and assessments.	<u>0.20</u>	<u>32.00</u>
		For Current Services Rendered	1.00	196.80
		Total Current Work		196.80
		Previous Balance		\$96.00

#### Payments

05/30/2023		Payment		-96.00
		Balance Due		<u>\$196.80</u>

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 Lakewood, CO 80228-1898  
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Statement Date: 05/31/2023  
 Statement No. 124088  
 Account No. FALLBRK.03

## Fallbrook Metropolitan District

### Records Management

#### Fees

			Hours	
05/10/2023	CE	Update district distribution list with Board Member information based off of the May 2023 election.	<u>0.10</u>	<u>16.00</u>
		For Current Services Rendered	0.10	16.00
		Total Current Work		16.00
		Previous Balance		\$80.00

#### Payments

05/30/2023	Payment			-80.00
	Balance Due			<u>\$16.00</u>

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 Lakewood, CO 80228-1898  
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 www.sdmsi.com

Statement Date: 05/31/2023  
 Statement No. 124089  
 Account No. FALLBRK.05

Fallbrook Metropolitan District

Insurance Matters

Fees

			Hours	
05/04/2023	AP	Correspondence with TCW Risk Management in regards to obtaining the Certificate of Liability Insurance.	0.10	16.00
05/05/2023	AP	Receive and record Certificate of Liability Insurance to electronic systems. Update system tracking sheet. For Current Services Rendered	0.10	16.00
		Total Current Work	0.20	32.00
		Balance Due		<u>\$32.00</u>

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Statement Date: 05/31/2023  
 Statement No. 124090  
 Account No. FALLBRK.08

## Fallbrook Metropolitan District

### Election Matters

#### Fees

			Hours	
05/02/2023	SS	Update Board and District information regarding Oath documents.	0.10	16.00
05/03/2023	SS	Finalize and transmit Oath of Office to Director McCabe for execution.	0.20	32.00
05/10/2023	SS	Update election information on District information sheet.	0.20	32.00
05/17/2023	SS	Send follow up email to Director Crest regarding Oath of Office.	0.10	16.00
05/25/2023	SS	Receive and save executed Oath from Director Crest. Transmit Oath with the Division of Local Government and the Clerk and Recorder. Save confirmation receipt from Clerk and Recorder.	0.40	<u>64.00</u>
		For Current Services Rendered	1.00	160.00
		Total Current Work		160.00
		Previous Balance		\$100.60

#### Payments

05/30/2023		Payment		-100.60
		Balance Due		<u>\$160.00</u>

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 www.sdmsi.com

Statement Date: 05/31/2023  
 Statement No. 124091  
 Account No. FALLBRK.09

## Fallbrook Metropolitan District

### Financial Matters

#### Fees

			Hours	
05/01/2023	DG	Download and save monthly statement from First Bank. Download and save monthly ColoTrust statement.	0.20	32.00
05/02/2023	DG	Print and file invoices for current month's accounts payable.	0.20	32.00
	SB	Review correspondence with BOKF. Telecon with BOKF regarding the account access and update. Review, download and save the April BOKF statement.	0.20	32.00
05/03/2023	SB	Reconcile accounts and verify account balances. Retrieve tax distribution reports. Update tax distribution schedule. Review quarterly financials and bond documents and prepare an estimated forecast of revenues, expenses and debt service payments for the payoff of the bonded debt and the final dissolution of the district. Correspondence with Mr. Solin and Mr. Ruthven.	1.30	208.00
05/08/2023	DG	Compile, code, and input invoices for May payments. Transmit invoices to District Manager for review and approval.	0.30	48.00
	DMS	Review and approve accounts payable.	0.10	20.60
05/09/2023	DG	Print checks. Prepare accounts payable list. Transmit information to accountant.	0.30	48.00
	SB	Review and approve the May AP claims. Authorize release of AP when checks are signed and returned.	0.20	32.00
05/10/2023	JHR	Prepare April bank reconciliation. Update cash balances report and Colotrust interest allocation schedule. Process journal entries.	1.00	160.00
	SB	Retrieve April tax distribution reports from Adams County and update tax schedule. Correspondence with Mr. Solin and Mr. Ruthven regarding the available balances for bond principal payoff.	0.20	32.00
05/15/2023	DG	Update general ledger. Scan and assemble payables. Prepare cash disbursement packet. Prepare transmittal letter to Board members requesting signatures. Distribute checks for signature. Correspondence with Ms. Sanchez re: credit for March legal bill.	0.50	80.00
05/19/2023	DG	Confer with District Manager re: account signer updates.	0.20	32.00
05/22/2023	DMS	Confer with Ms. Garcia re: account signer updates.	0.10	20.60



**Special District Management Services, Inc.**

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Statement Date: 05/31/2023  
Statement No. 124091  
Account No. FALLBRK.09

**Fallbrook Metropolitan District**

			Hours	
05/23/2023	DG	Review current account signer spreadsheet. Request updated Deposit Account Authorization form from First Bank.	0.40	64.00
05/25/2023	DG	Review received First Bank form. Request correction to listed signers.	0.40	64.00
05/30/2023	CLW	Verify with accountant funds available for release of checks, distribute May checks and file back-up.	0.10	16.00
	SB	Review documents received from BOKF. Approve the Trustee Fee payment. Transfer invoice to Ms. Garcia for processing.	0.10	16.00
		For Current Services Rendered	<u>5.80</u>	<u>937.20</u>
		Total Current Work		937.20
		Previous Balance		\$708.60
<u>Payments</u>				
05/30/2023		Payment		-708.60
		Balance Due		<u>\$937.20</u>

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Statement Date: 05/31/2023  
Statement No. 124092  
Account No. FALLBRK.12

## Fallbrook Metropolitan District

### Financial-Audit Matters

	Previous Balance		\$128.00
		<u>Payments</u>	
05/30/2023	Payment		-128.00
	Balance Due		<u>\$0.00</u>



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Fallbrook Metropolitan District

Statement Date: 05/31/2023  
Statement No. 124093  
Account No. FALLBRK.13

## Management-Audit Matters

	Previous Balance		\$61.80
		<u>Payments</u>	
05/30/2023	Payment		-61.80
	Balance Due		<u>\$0.00</u>

# SDMS | Special District Management Services, Inc.

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Statement Date: 05/31/2023  
 Statement No. 124094  
 Account No. FALLBRK.14

## Fallbrook Metropolitan District

### Financial-Bond Matters

#### Fees

			Hours	
05/05/2023	SB	Review correspondence from Lisa Ludlow with BOKF regarding the June Bond Interest payment. Print out invoice and prepare for payment. Multiple correspondence with Keith Papantonio, Phil Perry and Chris Haney regarding the payoff of the Bond Principal in July	0.30	48.00
05/17/2023	SB	Review, verify and process BOKF payment invoice. Initiate wire transfer from ColoTrust for payment.	0.50	80.00
		For Current Services Rendered	0.80	128.00
		Total Current Work		128.00
		Balance Due		<u>\$128.00</u>



**Special District Management Services, Inc.**

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**Fallbrook Metropolitan District**

Statement Date: 05/31/2023  
Statement No. 124095  
Account No. FALLBRK.24

Website Design/Maintenance

Fees

		Hours		
05/11/2023	LL	Create contact page for the website to include District Management information. Add Board of Director information and terms of Office in compliance with Statute and to reflect May 2023 elections.	0.20	32.00
		For Current Services Rendered	0.20	32.00
		Total Current Work		32.00
		Balance Due		<u>\$32.00</u>

Released  
 7/31/23  
 DG

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1643 m	07/17/2023 McGeady Becher P.C.	787W 05/2023	Legal	1-675	854.96	854.96
Total 1643:						854.96
1644 c	07/17/2023 Special District Management Ser	06/2023	Miscellaneous	1-685	22.90	22.90
	07/17/2023 Special District Management Ser	06/2023	Election	1-635	16.00	16.00
	07/17/2023 Special District Management Ser	06/2023	Accounting	1-612	653.80	653.80
	07/17/2023 Special District Management Ser	06/2023	Management	1-680	579.60	579.60
Total 1644:						1,272.30
Grand Totals:						2,127.26

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1643						
07/17/2023	McGeady Becher P.C.	787W 05/2023	Legal	1-675	854.96	854.96
Total 1643:						854.96
1644						
07/17/2023	Special District Management Ser	06/2023	Miscellaneous	1-685	22.90	22.90
07/17/2023	Special District Management Ser	06/2023	Election	1-635	16.00	16.00
07/17/2023	Special District Management Ser	06/2023	Accounting	1-612	653.80	653.80
07/17/2023	Special District Management Ser	06/2023	Management	1-680	579.60	579.60
Total 1644:						1,272.30
Grand Totals:						2,127.26

Fallbrook Metropolitan District

July-23

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 2,127.26		\$ -	\$ 2,127.26
<b>Total Disbursements from Checking</b>	<b>\$ 2,127.26</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,127.26</b>

Funds Approved  
Steve Beck  
8/10/23

Released 8/28/23  
TH

Fallbrook Metropolitan District

Check Register - Fallbrk

Check Issue Dates: 8/1/2023 - 8/31/2023

Page: 1  
Aug 08, 2023 03:45PM

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1645 M 08/08/2023	McGeady Becher P.C.	787W 06/2023	Legal	1-675	1,153.93	1,153.93
Total 1645:						1,153.93
1646 M 08/08/2023	Scott C. Wright, CPA	AUDIT-2022	Audit	1-615	5,250.00	5,250.00
Total 1646:						5,250.00
1647 C 08/08/2023	Special District Management Ser	07/2023	Miscellaneous	1-685	23.90	23.90
08/08/2023	Special District Management Ser	07/2023	Accounting	1-612	1,716.60	1,716.60
08/08/2023	Special District Management Ser	07/2023	Management	1-680	771.00	771.00
Total 1647:						2,511.50
Grand Totals:						8,915.43

**Fallbrook Metropolitan District**

**August-23**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	\$ 8,915.43	\$ -	\$ -	\$ 8,915.43
<b>Total Disbursements from Checking</b>	\$ 8,915.43	\$ -	\$ -	\$ 8,915.43



Funding approved  
by Steve 9/18/23

Checks Released  
9/29/2023

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1648 <i>M</i>						
09/15/2023	McGeady Becher P.C.	787W 07/2023	Legal	1-675	205.03	205.03
Total 1648:						205.03
1649 <i>C</i>						
09/15/2023	Special District Management Ser	08/2023	Miscellaneous	1-685	32.43	32.43
09/15/2023	Special District Management Ser	08/2023	Accounting	1-612	1,300.60	1,300.60
09/15/2023	Special District Management Ser	08/2023	Management	1-680	425.60	425.60
Total 1649:						1,758.63
Grand Totals:						1,963.66

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1648						
09/15/2023	McGeady Becher P.C.	787W 07/2023	Legal	1-675	205.03	205.03
Total 1648:						205.03
1649						
09/15/2023	Special District Management Ser	08/2023	Miscellaneous	1-685	32.43	32.43
09/15/2023	Special District Management Ser	08/2023	Accounting	1-612	1,300.60	1,300.60
09/15/2023	Special District Management Ser	08/2023	Management	1-680	425.60	425.60
Total 1649:						1,758.63
Grand Totals:						1,963.66

**Fallbrook Metropolitan District**  
**September-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 1,963.66		\$ -	\$ 1,963.66
<b>Total Disbursements from Checking</b>	\$ 1,963.66	\$ -	\$ -	\$ 1,963.66

Funding Approved  
by Steve 10/16/23

Checks Released  
10/30/2023  
TH

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1650 <i>M</i>						
10/13/2023	McGeady Becher P.C.	787W 08/2023	Legal	1-675	1,447.84	1,447.84
Total 1650:						1,447.84
1651 <i>C</i>						
10/13/2023	Special District Management Ser	09/2023	Miscellaneous	1-685	48.96	48.96
10/13/2023	Special District Management Ser	09/2023	Management	1-680	201.20	201.20
10/13/2023	Special District Management Ser	09/2023	Election	1-635	16.00	16.00
10/13/2023	Special District Management Ser	09/2023	Accounting	1-612	1,012.60	1,012.60
Total 1651:						1,278.76
Grand Totals:						2,726.60

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1650						
10/13/2023	McGeady Becher P.C.	787W 08/2023	Legal	1-675	1,447.84	1,447.84
Total 1650:						1,447.84
1651						
10/13/2023	Special District Management Ser	09/2023	Miscellaneous	1-685	48.96	48.96
10/13/2023	Special District Management Ser	09/2023	Management	1-680	201.20	201.20
10/13/2023	Special District Management Ser	09/2023	Election	1-635	16.00	16.00
10/13/2023	Special District Management Ser	09/2023	Accounting	1-612	1,012.60	1,012.60
Total 1651:						1,278.76
Grand Totals:						2,726.60

**Fallbrook Metropolitan District**

**October-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 2,726.60	\$ -	\$ -	\$ 2,726.60
<b>Total Disbursements from Checking</b>	\$ 2,726.60	\$ -	\$ -	\$ 2,726.60

**FALLBROOK METROPOLITAN DISTRICT**  
Schedule of Cash Position  
September 30, 2023

	Rate	Operating	Debt Service	Total
<b>Checking:</b>				
Cash in Bank-First Bank		\$ 5,200.10	\$ (498.50)	\$ 4,701.60
<b>Investments:</b>				
Cash in Bank-ColoTrust	5.5058%	91,937.80	6,141.93	98,079.73
<b>TOTAL FUNDS:</b>		\$ 97,137.90	\$ 5,643.43	\$ 102,781.33

**2023 Mill Levy Information**

General Fund	2.333
Debt Service Fund	15.000
Total Certified Mill Levy	17.333

**Board of Directors**

\* Steven J. Slaughter  
Suzanne Crest  
Elizabeth Hernandez

\* David Solin

\*Authorized signer on Checking Account

**FALLBROOK METROPOLITAN DISTRICT**

FINANCIAL STATEMENTS

September 30, 2023



FALLBROOK METROPOLITAN DISTRICT  
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS  
 September 30, 2023

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>TOTAL MEMO ONLY</u>
<b>Assets</b>			
Cash in Bank - First Bank	\$ 5,200	\$ (499)	\$ 4,702
Cash in Bank-ColoTrust	91,938	6,142	98,080
Property Taxes Receivable	64	413	477
Total Current Assets	<u>97,202</u>	<u>6,056</u>	<u>103,258</u>
<b>Total Assets</b>	<u><u>\$ 97,202</u></u>	<u><u>\$ 6,056</u></u>	<u><u>\$ 103,258</u></u>
<b>Deferred Inflows of Resources</b>			
Deferred Property Taxes	\$ 64	\$ 413	\$ 477
Total Deferred Inflows of Resources	<u>64</u>	<u>413</u>	<u>477</u>
<b>Fund Balance</b>			
Fund Balance	156,755	135,824	292,579
Current Year Earnings	(59,617)	(130,181)	(189,797)
Total Fund Balances	<u>97,138</u>	<u>5,643</u>	<u>102,781</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<u><u>\$ 97,202</u></u>	<u><u>\$ 6,056</u></u>	<u><u>\$ 103,258</u></u>

**FALLBROOK METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending,**  
**September 30, 2023**  
**General Fund**

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
<b>Revenues</b>					
Property Tax Revenue	\$ 21,061	\$ 51,389	\$ 51,453	\$ (64)	99.9%
Specific Ownership Taxes	911	2,643	500	2,143	528.6%
Interest Income	1,439	5,621	100	5,521	5621.4%
<b>Total Revenues</b>	<u>23,411</u>	<u>59,653</u>	<u>52,053</u>	<u>7,600</u>	<u>114.6%</u>
<b>Expenditures</b>					
Accounting	3,671	8,654	15,000	6,346	57.7%
Audit	5,250	5,250	5,500	250	95.5%
Election	16	1,897	1,000	(897)	189.7%
Insurance/SDA Dues	-	3,573	3,700	127	96.6%
Legal	2,214	5,088	15,000	9,912	33.9%
Management	1,776	4,101	10,000	5,899	41.0%
Miscellaneous	79	456	1,000	544	45.6%
Treasurer's Fees	316	771	772	1	99.9%
Contingency	-	-	30,530	30,530	0.0%
Emergency Reserve	-	-	1,562	1,562	0.0%
<b>Total Expenditures</b>	<u>13,322</u>	<u>29,790</u>	<u>84,064</u>	<u>54,274</u>	<u>35.4%</u>
Excess (Deficiency) of Revenues Over Expenditures	10,089	29,864	(32,011)	61,875	
<b>Transfers and Other Sources (Uses)</b>					
Transfer to Debt Service	(89,481)	(89,481)	(122,012)	32,531	
<b>Total Transfers and Other Sources (Uses)</b>	<u>(89,481)</u>	<u>(89,481)</u>	<u>(122,012)</u>	<u>32,531</u>	
Beginning Fund Balance	87,049	156,755	154,023	2,732	
<b>Ending Fund Balance</b>	<u>\$ 97,138</u>	<u>\$ 97,138</u>	<u>\$ -</u>	<u>\$ 97,138</u>	

**FALLBROOK METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 9 Months Ending,**  
**September 30, 2023**  
**Debt Service Fund**

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
<b>Revenues</b>					
Property Tax Revenue	\$ 135,410	\$ 330,404	\$ 330,817	\$ (413)	99.9%
Specific Ownership Taxes	5,859	16,994	10,000	6,994	169.9%
Interest Income	1,169	7,054	200	6,854	3527.2%
<b>Total Revenues</b>	<u>142,438</u>	<u>354,453</u>	<u>341,017</u>	<u>13,436</u>	<u>103.9%</u>
<b>Expenditures</b>					
Loan Principal - 2015	560,000	560,000	560,000	-	100.0%
Loan Interest	1,881	8,657	10,164	1,507	85.2%
Paying Agent Fees	-	500	500	-	100.0%
Treasurer's Fees	2,032	4,957	4,962	5	99.9%
<b>Total Expenditures</b>	<u>563,913</u>	<u>574,114</u>	<u>575,626</u>	<u>1,512</u>	<u>99.7%</u>
Excess (Deficiency) of Revenues Over Expenditures	(421,475)	(219,661)	(234,609)	14,948	
<b>Transfers and Other Sources (Uses)</b>					
Transfer from General Fund	89,481	89,481	122,012	(32,531)	
<b>Total Transfers and Other Sources (Uses)</b>	<u>89,481</u>	<u>89,481</u>	<u>122,012</u>	<u>(32,531)</u>	
Beginning Fund Balance	427,118	135,824	112,597	23,227	
<b>Ending Fund Balance</b>	<u>\$ 5,643</u>	<u>\$ 5,643</u>	<u>\$ -</u>	<u>\$ 5,643</u>	

**SCOTT C. WRIGHT**  
**CERTIFIED PUBLIC ACCOUNTANT**

9591 Mint Lane  
Salida, Colorado 81201  
(970) 471-9091  
scottwright.cpa@icloud.com

---

August 1, 2023

Board of Directors  
Fallbrook Metropolitan District  
c/o Jim Ruthven, Special District Management Services  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898

I am pleased to confirm my understanding of the services I am to provide Fallbrook Metropolitan District for the year ended December 31, 2023.

**Audit Scope and Objectives**

I will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of Fallbrook Metropolitan District as of and for the ended December 31, 2023. Accounting principles generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Fallbrook Metropolitan District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of my engagement, I will apply certain limited procedures to Fallbrook Metropolitan District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I will not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Comparison Schedules

I have also been engaged to report on supplementary information other than RSI that accompanies Fallbrook Metropolitan District's financial statements. I will subject such supplementary information to the auditing procedures applied in my audit of the financial statements and certain additional procedures, including comparing and reconciling such

Board of Directors  
Fallbrook Metropolitan District  
August 1, 2023

information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and I will provide an opinion on it in relation to the financial statements as a whole in a report combined with my auditor's report on the financial statements:

The objectives of my audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes my opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

I will conduct my audit in accordance with GAAS and will include tests of your accounting records and other procedures I consider necessary to enable me to express such opinions. As part of an audit in accordance with GAAS, I exercise professional judgment and maintain professional skepticism throughout the audit.

I will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. I will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. I will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because I will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by me, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, I will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to my attention. I will also inform the appropriate level of management of any violations of laws or governmental regulations that come to my attention, unless clearly inconsequential responsibility as auditor is limited to the period covered by my audit and does not extend to any later periods for which I am not engaged as auditor. I will also conclude, based on the audit evidence obtained, whether there are conditions or events,

Board of Directors  
Fallbrook Metropolitan District  
August 1, 2023

considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

My procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. I will also request written representations from your attorneys as part of the engagement.

### **Audit Procedures—Internal Control**

I will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for my opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, I will express no such opinion. However, during the audit, I will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, I will perform tests of Fallbrook Metropolitan District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of my audit will not be to provide an opinion on overall compliance and I will not express such an opinion.

### **Other Services**

I will also prepare the financial statements of Fallbrook Metropolitan District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

I will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. I, in my sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services I provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

## **Responsibilities of Management for the Financial Statements**

My audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making all financial records, and related information available to me and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing me with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that I may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom I determine it necessary to obtain audit evidence. At the conclusion of my audit, I will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to me in the management representation letter that the effects of any uncorrected misstatements aggregated by me during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing me about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing me of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include my report on the supplementary information in any document that contains, and indicates that I have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes my report thereon. Your responsibilities include acknowledging to me in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such

Board of Directors  
Fallbrook Metropolitan District  
August 1, 2023

changes); and (4) you have disclosed to me any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

### **Engagement Administration, Fees, and Other**

I will prepare any cash, accounts receivable, or other confirmations necessary and I will submit them to you for signature and mailing. I understand that your employees will locate any documents selected by me for testing.

The audit documentation for this engagement is the property of Scott C. Wright, CPA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation will be made available upon request and in a timely manner.

My fee for these services will be \$5,250. My invoices for this fee will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, I will discuss it with you and arrive at a new fee estimate before I incur the additional costs.

It is anticipated that this will be the final audit of Fallbrook Metropolitan District and that it will be dissolved by action of the District Court pursuant to a request by its Board now that all debt and other obligations have been met. Any final fees, expenses, revenues, and distributions occurring after December 31, 2023, will be accrued back to the 2023 fiscal year so that this can be the final financial report for the District.

### **Reporting**

I will issue a written report upon completion of my audit of Fallbrook Metropolitan District's financial statements. My report will be addressed to Board of Directors, Fallbrook Metropolitan District. Circumstances may arise in which my report may differ from its expected form and content based on the results of my audit. Depending on the nature of these circumstances, it may be necessary for me to modify my opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to my auditor's report, or if necessary, withdraw from this engagement. If my opinions are other than unmodified, I will discuss the reasons with you in advance. If, for any reason, I am unable to complete the audit or are unable to form or have not formed opinions, I may decline to express opinions or withdraw from this engagement.

I appreciate the opportunity to be of service to Fallbrook Metropolitan District and believe this letter accurately summarizes the significant terms of my engagement. If you have any questions, please let me know. If you agree with the terms of my engagement as described in this letter, please sign the attached copy, and return it to me.

Type text here

Sincerely,

*Scott Wright*


Scott C. Wright, CPA



Board of Directors  
Fallbrook Metropolitan District  
August 1, 2023

RESPONSE;

This letter correctly sets forth the understanding of the Fallbrook Metropolitan District.

Management signature:  \_\_\_\_\_

Title: District Manager

Date: 08 / 08 / 2023

Governance signature:  \_\_\_\_\_

Title: President

Date: 08 / 09 / 2023

Ken Musso  
ASSESSOR



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
PHONE 720.523.6038  
FAX 720.523.6037  
[www.adcogov.org](http://www.adcogov.org)

**AUG 28 2023**

August 25, 2023

FALLBROOK METROPOLITAN DISTRICT  
SPECIAL DISTRICT MANAGEMENT SERVICES INC  
Attn: DAVID SOLIN  
141 UNION BLVD STE 150  
LAKEWOOD CO 80228-1898

To DAVID SOLIN:

Enclosed is the 2023 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2023.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to read 'KM', with a horizontal line extending to the right.

Ken Musso  
Adams County Assessor  
KM/rmb

# CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **275 - FALLBROOK METROPOLITAN DISTRICT**

IN ADAMS COUNTY ON 8/24/2023

New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$22,054,460
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$29,948,800
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$29,948,800
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$116.41

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST. AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$436,155.077
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

**FALLBROOK METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

	<b>2022 Actual</b>	<b>2023 Adopted Budget</b>	<b>2024 Preliminary Budget</b>
<b>Assessed Valuation</b>	\$ 22,690,860	\$ 22,054,460	\$ 29,948,800
<b>Mill Levy</b>			
General Fund	2.333	2.333	-
Debt Service Fund	40.000	15.000	-
<b>Total Mill Levy</b>	42.333	17.333	-
<b>Property Taxes</b>			
General Fund	\$ 52,938	\$ 51,453	\$ -
Debt Service Fund	907,634	330,817	-
Adjustments to actual/rounding	-	-	-
<b>Actual/Budgeted Property Taxes</b>	\$ 960,572	\$ 382,270	\$ -

**FALLBROOK METROPOLITAN DISTRICT**

**GENERAL FUND  
2024 Preliminary Budget  
with 2022 Actual and 2023 Estimated**

	<b>2022 Actual</b>	<b>01/23-06/23 YTD Actual</b>	<b>2023 Adopted Budget</b>	<b>2023 Estimated</b>	<b>2024 Preliminary Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 144,085	\$ 156,755	\$ 154,023	\$ 156,755	\$ -
<b>REVENUE</b>					
Property Tax Revenue	53,020	30,328	51,453	51,453	-
Specific Ownership Taxes	3,902	1,732	500	3,000	-
Interest Income	2,836	4,182	100	7,000	-
<b>Total Revenue</b>	<b>59,758</b>	<b>36,242</b>	<b>52,053</b>	<b>61,453</b>	<b>-</b>
<b>Total Funds Available</b>	<b>203,843</b>	<b>192,998</b>	<b>206,076</b>	<b>218,208</b>	<b>-</b>
<b>EXPENDITURES</b>					
Accounting	14,323	4,983	15,000	15,000	-
Audit	5,000	-	5,500	13,000	-
Election	1,154	1,881	1,000	2,000	-
Insurance/SDA Dues	3,288	3,573	3,700	3,573	-
Legal	13,401	2,874	15,000	20,000	-
Management	8,454	2,324	10,000	10,000	-
Miscellaneous	673	377	1,000	1,000	-
Treasurer's Fees	795	455	772	772	-
Contribution to HOA	-	-	-	66,266	-
Contingency	-	-	30,530	-	-
<b>Total Expenditures</b>	<b>47,088</b>	<b>16,467</b>	<b>82,502</b>	<b>131,611</b>	<b>-</b>
<b>Transfers and Other Sources (Uses)</b>					
Transfer to Debt Service	-	-	(122,012)	86,597	-
Emergency Reserve	-	-	(1,562)	-	-
<b>Total Expenditures Requiring Appropriation</b>	<b>47,088</b>	<b>16,467</b>	<b>206,076</b>	<b>131,611</b>	<b>-</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 156,755</b>	<b>\$ 176,530</b>	<b>\$ 122,012</b>	<b>\$ -</b>	<b>\$ -</b>

**NOTES TO GENERAL FUND**

**FALLBROOK METROPOLITAN DISTRICT**

**DEBT SERVICE FUND  
2024 Preliminary Budget  
with 2022 Actual and 2023 Estimated**

	<b>2022 Actual</b>	<b>01/23-06/23 YTD Actual</b>	<b>2023 Adopted Budget</b>	<b>2023 Estimated</b>	<b>2024 Preliminary Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 414,282	\$ 135,824	\$ 112,597	\$ 135,824	\$ -
<b>REVENUE</b>					
Property Tax Revenue	909,054	194,994	330,817	330,817	-
Specific Ownership Taxes	66,894	11,135	10,000	12,000	-
Interest Income	17,691	5,885	200	7,000	-
<b>Total Revenue</b>	993,639	212,015	341,017	349,817	-
<b>Total Funds Available</b>	1,407,921	347,838	453,614	485,641	-
<b>EXPENDITURES</b>					
Loan Principal - 2015	1,215,000	-	560,000	560,000	-
Loan Interest	42,955	6,776	10,164	6,776	-
Optional Prepayment Principal	-	-	-	-	-
Loan Prepayment Fee	-	-	-	-	-
Paying Agent Fees	500	500	500	500	-
Treasurer's Fees	13,642	2,925	4,962	4,962	-
<b>Total Expenditures</b>	1,272,097	10,201	575,626	572,238	-
<b>Transfers and Other Sources (Uses)</b>					
Transfer from General Fund	-	-	122,012	86,597	-
Contingency/Emergency Reserve	-	-	-	-	-
<b>Total Expenditures Requiring Appropriation</b>	1,272,097	10,201	575,626	572,238	-
<b>ENDING FUND BALANCE</b>	\$ 135,824	\$ 337,638	\$ -	\$ -	\$ -

RESOLUTION NO. 2023 - 11 - \_\_  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE FALLBROOK METROPOLITAN DISTRICT  
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Fallbrook Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2023, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 16, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Fallbrook Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Fallbrook Metropolitan District for the 2024 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.
3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 16th day of November, 2023.

---

Secretary

(SEAL)



EXHIBIT A  
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Fallbrook Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Fallbrook Metropolitan District held on November 16, 2023.

By: \_\_\_\_\_  
Secretary

RESOLUTION NO. 2023 - 11 - \_\_  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE FALLBROOK METROPOLITAN DISTRICT  
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Fallbrook Metropolitan District (“District”) has adopted the 2024 annual budget in accordance with the Local Government Budget Law on November 16, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2024 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Fallbrook Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 16th day of November, 2023.

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Secretary

(SEAL)

**EXHIBIT A**  
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Fallbrook Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Fallbrook Metropolitan District held on November 16, 2023.

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Secretary

**RESOLUTION NO. 2023-11-██████**  
**FALLBROOK METROPOLITAN DISTRICT**  
**AMENDING POLICY ON COLORADO OPEN RECORDS ACT REQUESTS**

A. On November 15, 2013, Fallbrook Metropolitan District (the “**District**”) adopted Resolution No. 2013-11-04 Regarding Colorado Open Records Act Requests (the “**Resolution**”), in which the District adopted a policy related to Colorado Open Records Act Requests (the “**Policy**”).

B. In 2023, the Colorado General Assembly enacted Senate Bill 23-286, which provided for certain changes in the law related to Colorado Open Records Act Requests

C. The District desires to amend the Policy due to the legislative changes set forth in Senate Bill 23-286.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Fallbrook Metropolitan District, Adams County, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

(a) Amendment to Section 1 of the Resolution. Section 1 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“1. David Solin, the Manager for the District, is hereby designated as the “**Official Custodian**” of the public records of the District, as such term is defined in Section 24-72-202(2), C.R.S. Contact information for the Official Custodian is: David Solin, c/o Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228; Phone: 303-987-0835; and email: [dsolin@sdmsi.com](mailto:dsolin@sdmsi.com).”

2. Amendments to Policy. The Policy is hereby amended as follows:

(a) Amendment to Section 3 of the Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. Within the period specified in Section 24-72-203(3)(a), C.R.S., as amended from time to time, the Official Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian either receives payment or makes arrangements for receiving payment for all costs associated with records transmission and for all other fees lawfully allowed, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian, or where prohibited or limited by law. Upon either receiving such payment

or making arrangements to receive such payment at a later date, the Official Custodian shall provide the record(s) to the requester as soon as practicable, but no more than three (3) business days after receipt of, or making arrangements to receive, such payment.”

(b) Amendment to Section 5 of the Resolution. Section 5 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“5. The Official Custodian shall not charge a per-page fee for providing records in a digital or electronic format.”

(c) Amendment to Section 7 of the Resolution. Section 7 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“7. All requests for copies or inspection of public records of the District shall be submitted to the Official Custodian in writing. Such requests shall be delivered by the Official Custodian to the District’s legal counsel for review and legal advice regarding the lawful availability of records requested and related matters, including without limitation, whether to deny inspection or production of certain records or information for reasons set forth in Sections 24-72-204(2) and (3), C.R.S., as amended from time to time. The District may, from time to time, designate specific records for which written requests are not required and with respect to which review by legal counsel is not required; i.e., service plans, rules and regulations, minutes, etc. Such designations shall occur in the minutes of the meetings of the District.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION NO. 2023-11-\_\_\_\_]**

RESOLUTION APPROVED AND ADOPTED ON November 16, 2023.

**FALLBROOK METROPOLITAN  
DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary



**RESOLUTION NO. 2023-11-\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF FALLBROOK  
METROPOLITAN DISTRICT REGARDING DISSOLUTION**

A. The Fallbrook Metropolitan District (the “**District**”), a quasi-municipal corporation and political subdivision of the State of Colorado, operates pursuant to its Service Plan, which was approved by the City Council of the City of Thornton, Adams County, Colorado, on August 30, 2005.

B. Sections 32-1-701 *et seq.*, C.R.S. provide a process under which a special district may dissolve.

C. The District’s Board of Directors (the “**Board**”) has determined that it is in the best interests of the District that the District be dissolved.

D. The Board desires to make certain findings, hereinafter set forth, with respect to the dissolution of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
FALLBROOK METROPOLITAN DISTRICT OF ADAMS COUNTY, COLORADO:

1. The Board hereby determines that it is in the best interest of the District that the District be dissolved.

2. The District has no outstanding financial obligations.

3. The District does not own any real or personal property, and does not own, operate or maintain any public improvements.

4. The District currently does not provide any services; therefore, no services shall be continued.

5. The members of the Board shall continue in office only so long as is necessary to take any further actions required to dissolve the District and thereafter shall not continue in office.

6. All prior resolutions, or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

7. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

8. This Resolution shall be in full force and effect immediately upon the date of adoption by the Board, as set forth on the signature page below.

**[SIGNATURE PAGE TO RESOLUTION OF THE BOARD OF DIRECTORS OF  
FALLBROOK METROPOLITAN DISTRICT REGARDING DISSOLUTION]**

RESOLUTION APPROVED AND ADOPTED on \_\_\_\_\_, 20\_\_.

**FALLBROOK METROPOLITAN  
DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

<b>DISTRICT COURT, COUNTY OF ADAMS, STATE OF COLORADO</b> 1100 Judicial Center Dr. Brighton, CO 80601 303-659-1161	
<b>IN RE FALLBROOK METROPOLITAN DISTRICT</b>	
Paula J. Williams, Atty. Reg. #: 26928 McGEADY BECHER P.C. 450 E. 17 <sup>th</sup> Avenue, Suite 400 Denver, Colorado 80203 Phone: (303) 592-4380 Fax: (303) 592-4385 E-mail: pwilliams@specialdistrictlaw.com	<p style="text-align: center;">␣ court use only ␣</p> Case Number: 2005CV1188  Div.: C                      Ctrm.:
<b>PETITION FOR DISSOLUTION</b>	

Fallbrook Metropolitan District (the “**District**”), by and through its counsel, McGeady Becher P.C., hereby petitions the Court for an Order of Dissolution pursuant to Section 32-1-701, C.R.S., and as grounds therefor states as follows:

1. The filing of this Petition is authorized by the Board of Directors of the District (the “**Board**”) and by statute, as a majority of all members of the Board deems dissolution of the District to be in the best interests of the District.
2. The Board’s authorization of this Petition is evidenced by Resolution No. \_\_\_\_\_, dated \_\_\_\_\_, attached hereto as **Exhibit A**, and incorporated herein by reference.
3. The filing of this Petition is acknowledged by the Board of Directors of Fallbrook Metropolitan District (the “**District**”), as a majority of all members of its Board of Directors deem dissolution of the District to be in the best interests of the District.
4. A general description of the territory embraced in the District is contained in **Exhibit B** to this Petition and is incorporated herein by reference.
5. A map showing the District is contained in **Exhibit C** to this Petition and is incorporated herein by reference.
6. An Affidavit of Accountant certifying that the District has no assets to dispose of and no financial obligations or outstanding bonds, is attached hereto as **Exhibit D**, and is incorporated herein by reference.

7. The District does not currently provide any services and, therefore, no services will be continued by the District.

8. Upon dissolution of the District, the District's current Board of Directors shall not continue in office.

9. The District requests that the Court set a hearing on this Petition, to be held within fifty (50) days of the filing of this Petition, pursuant to Section 32-1-703(2), C.R.S.

10. On behalf of the Court, the District shall provide notice in accordance with Sections 32-1-703(1) and (2), C.R.S., and shall mail copies of the Notice of Hearing as required by Section 32-1-703(3), C.R.S.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

RESPECTFULLY SUBMITTED,

McGEADY BECHER P.C.

*Original signed document on file at the  
offices of McGeady Becher P.C.*

/s/

---

Paula J. Williams, #26928  
Attorneys for the District

**EXHIBIT A**

(Resolution of Board of Directors for the District)

**EXHIBIT B**

(Description of District Boundaries)

**EXHIBIT C**

(Map of District Boundary)

**EXHIBIT D**

(Affidavit of Accountant Regarding No Financial Obligations)



<b>DISTRICT COURT, COUNTY OF ADAMS, STATE OF COLORADO</b> 1100 Judicial Center Dr. Brighton, CO 80601 303-659-1161	
<b>PETITIONER: FALLBROOK METROPOLITAN DISTRICT</b>	
Paula J. Williams, Atty. Reg. #: 26928 McGEADY BECHER P.C. 450 E. 17 <sup>th</sup> Avenue, Suite 400 Denver, Colorado 80203 Phone: (303) 592-4380 Fax: (303) 592-4385 E-mail: pwilliams@specialdistrictlaw.com	<p>␣ court use only ␣</p> Case Number: 2005CV1188  Div.: C      Ctrm.: ____
<b>MOTION TO SET HEARING AND FOR PUBLICATION AND NOTICE BY THE COURT OF FILING OF PETITION FOR DISSOLUTION</b>	

Petitioner, Fallbrook Metropolitan District (the “**District**”), by and through its attorneys, McGeady Becher P.C., respectfully requests that this Court set a date for a hearing and provide notice of the filing of the Petitioner’s Petition for Dissolution (the “**Petition**”), pursuant to Section 32-1-703 C.R.S., and in support thereof states as follows:

1. Pursuant to Section 32-1-701, *et seq.*, C.R.S., Petitioner has filed its Petition with the Court \_\_\_\_\_, 20\_\_\_\_.
2. The Court must provide proper notice of the filing of the Petition in accordance with Section 32-1-703, C.R.S.
3. Under Section 32-1-703(2), C.R.S. such notice from the Court must specify the time and place of a hearing, which must be held within fifty (50) days after the filing of the Petition, to allow interested parties to be heard on the sufficiency of the Petition and the adequacy of the District’s financial and service provisions.

WHEREFORE, Petitioner respectfully requests this Court:

1. Set a place and time for the hearing on the Petition within fifty (50) days of the date of this Motion and the filing of the Petition, and

2. Direct Petitioner's counsel, McGeady Becher P.C., on behalf of the Clerk of the District Court, to provide proper notice of the Petition by publication as required under Section 32-1-703, C.R.S., which notice must include a recitation of the financial provision set forth under Section 32-1-702(3), C.R.S., and the service provision set forth under Section 32-1-702(4), C.R.S., as well as providing that any interested party may appear and be heard on the sufficiency of the Petition and the adequacy of the financial and service provisions of the Petition, and to provide the Court with proof of the same; and

3. Direct Petitioner's counsel, McGeady Becher P.C., on behalf of the Clerk of the District Court and pursuant to Section 32-1-703(3), C.R.S., to cause a copy of such notice to be mailed to the Board of County Commissioners of each county having territory within the District and the governing body of each municipality having territory located within a three-mile radius of the District's boundaries, and to provide the Court with proof of the same.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

RESPECTFULLY SUBMITTED,

McGEADY BECHER P.C.

*Original signed document on file at the  
offices of McGeady Becher P.C.*

/s/ \_\_\_\_\_  
Paula J. Williams, #26928  
Attorneys for Fallbrook Metropolitan District

<b>DISTRICT COURT, COUNTY OF ADAMS, STATE OF COLORADO</b> 1100 Judicial Center Dr. Brighton, CO 80601 303-659-1161	
<b>IN RE FALLBROOK METROPOLITAN DISTRICT</b>	
Paula J. Williams, Atty. Reg. #: 26928 McGEADY BECHER P.C. 450 E. 17 <sup>th</sup> Avenue, Suite 400 Denver, Colorado 80203 Phone: (303) 592-4380 Fax: (303) 592-4385 E-mail: pwilliams@specialdistrictlaw.com	<p style="text-align: center;">p court use only p</p> Case Number: 2005CV1188  Div.: C                      Ctrm.:
<b>AFFIDAVIT OF ACCOUNTANT</b>	

The Affiant is James Steven Beck of Special District Management Services, Inc., 141 Union Blvd. # 150, Lakewood, CO 80228.

Special District Management Services, Inc. is the “**District Accountant**” for Fallbrook Metropolitan District.

The Affiant is licensed by the State of Colorado as a Certified Public Accountant.

The Affiant states that, based upon the District Accountant’s review of accounting records of the District, and as a representative of the District Accountant, to the best of their knowledge, the District has no financial obligations or outstanding debt.

Further Affiant sayeth naught.

**[SIGNATURE PAGE FOLLOWS]**

[SIGNATURE PAGE TO AFFIDAVIT OF ACCOUNTANT]

AFFIANT:

\_\_\_\_\_  
James Steven Beck

STATE OF COLORADO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

Subscribed and  sworn  affirmed to before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
(Notary's official signature)

\_\_\_\_\_  
(Commission Expiration)

Notary Seal

<b>DISTRICT COURT, COUNTY OF ADAMS, STATE OF COLORADO</b> 1100 Judicial Center Dr. Brighton, CO 80601 303-659-1161	
<b>IN RE FALLBROOK METROPOLITAN DISTRICT</b>	
BY THE COURT	ρ court use only ρ Case Number: 2005CV1188 Div.: C          Ctrm.: ____
<b>ORDER AND DECREE DISSOLVING DISTRICT</b>	

THIS MATTER comes before the Court on the Motion for Order and Decree Dissolving District, filed by the Fallbrook Metropolitan District (the “**District**”). The Court, being fully advised in the premises, hereby FINDS AND ORDERS:

1. That the Petition for Dissolution filed with this Court by the District on \_\_\_\_\_, 20\_\_\_\_, fulfills all the requirements of Section 32-1-702, C.R.S., and that:
  - (a) The District lies wholly within the corporate limits of the City of Thornton, Colorado;
  - (b) The District has no financial obligations or outstanding bonds; and
  - (c) The Board of Directors of the District and the City Council of the City of Thornton both consent to the dissolution of the District.
  
2. That, pursuant to the requirements of Section 32-1-703(1), C.R.S., a Notice of Dissolution was duly published in a newspaper of general circulation in the District, one time, in compliance with law.
  
3. That, pursuant to the requirements of Section 32-1-703(3), C.R.S., a Notice of Dissolution was mailed to the Board of County Commissioners of Adams County, Colorado and to the governing body of each municipality having territory located within a radius of three miles of the District.
  
4. That all of the provisions of law, and more particularly all of the requirements of Section 32-1-701, *et seq.*, C.R.S., have been complied with, met and performed, in the dissolution proceedings of the District.

5. That, pursuant to the requirements of Section 32-1-105, C.R.S., the legal description of the territory located within the District is attached hereto and incorporated herein as **Exhibit A**.

6. That the District shall be and is hereby dissolved in accordance with the requirements of Section 32-1-701, *et seq.*, C.R.S.

7. That the Petitioner shall transmit certified copies of this Order and Decree Dissolving District to the Clerk and Recorder of Adams County, Colorado, and to the Division of Local Government.

DONE IN COURT this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY THE COURT:

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District Court Judge

**EXHIBIT A**

Legal Description



141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.