

**RECORD OF PROCEEDINGS
MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FALLBROOK VILLAS METROPOLITAN DISTRICT**

HELD:

Thursday, the 23rd day of July 2026 at 6:00 p.m. via telephone and videoconference.

ATTENDANCE:

A special meeting of the Board of Directors (the “Board”) of the Fallbrook Villas Metropolitan District (the “District”), Adams County, State of Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

KimNichelle Rivera, President, (2025-2029)
Jolene Simon, Treasurer (2023-2027)
Katie Lyons, Director (2025-2029)
Kaitlyn Stroud, Director (2025-2029)
Christina Mathews (2025-2027)

Also in attendance was Nicki Simonson, of Sentinel Point Management & Accounting.

1. AGENDA & ADMINISTRATIVE MATTERS:

- a. Call to Order: It was noted for the record that a quorum was present from the Board for the purpose of conducting a meeting, and the meeting was called to order. President K. Rivera presided.
- b. Public Comment: No comments or questions were brought to the Board from the community.

2. LANDSCAPING MATTERS:

- a. Review and consider EDI Proposal: The backflow preventer from the community irrigation system was discovered to have been stolen. Director K. Rivera shared that she spoke with Thornton Police Department and a report has been filed. Several other neighborhoods in the area were also targeted, and local recycling centers have been advised not to accept those parts. Ms. Nicki Simonson confirmed that an insurance claim will be filed on behalf of the District. Director K. Stroud made a motion to authorize EDI to replace the backflow preventer which was approved upon second by Director J. Simon.

Meeting Minutes

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ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned. The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and have been approved by the Board of Directors of the Fallbrook Villas Metropolitan District.

DocuSigned by:

Kaitlyn Stroud

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Kaitlyn Stroud, Secretary