

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

HELD:

Monday, the 30th day of June, 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)
Christina Mathews (2025-2027)

Also in attendance was Nicki Simonson, of Sentinel Point Co. Kaitlyn Stroud’s absence was excused.

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. Approve Financial Advisor Contract: A motion was made by Director J. Simon to approve Stifel as the financial advisor and underwriter for the District. The motion was approved upon second by Director K. Lyons. Director C. Mathews abstained due to a conflict of interest.
- c. Public Comment: This item was passed as no members of the public were in attendance.

ADJOURNMENT:

There being no further business to come before the Board of the District, the meeting was adjourned at 7:22 p.m.

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.

Signed by:

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Katie Lyons, Assistant Secretary