

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

HELD:

Thursday 16th day of July, 2026 at 6:00 p.m. via telephone and videoconference.

ATTENDANCE:

A regular 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)

Also in attendance was Nicki Simonson with Sentinel Point Management & Accounting Co. Director Christina Mathews absence was excused.

1. AGENDA & ADMINISTRATIVE MATTERS:

- a. Call to Order: It was noted for the record that a quorum was present for the Board for the purpose of conducting a meeting, and the meeting was called to order. President K. Rivera asked Ms. Nicki Simonson to run the meeting.
- b. Agenda: Two amendments were made to the agenda as follows. Adding the approval of financial authority for controlling party on the new PNC Bank checking account under the other business section. Then under the maintenance section 4b, review and consider the EDI proposal for work on the retention pond. Director J. Simon made a motion to approve the agenda as amended, and it was approved upon second by Director K. Rivera.
- c. Public Comment: One member of the community made some comments; however, the entire conversation was inaudible, and he was asked if he would like to call in.

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- d. Minutes: The minutes of the meetings held on May 21, 2026, May 29, 2026, June 22, 2026, and June 30, 2026, were approved upon motion by Director K. Stroud and second by Director K. Lyons.

2. AUDIT MATTERS:

- a. Executive Session: Director J. Simon made a motion to enter Executive Session for a conference with an attorney for the District for the purpose of receiving legal advice on specific legal questions related to the District's 2025 Audit, as authorized by § 24-6-402(4)(b), C.R.S. The motion was approved upon second by Director K. Stroud. The attorney requested a roll call, and the following directors approved entering executive session - Director K. Rivera, Director J. Simon, Director K. Stroud and Director K. Lyons. The District's Attorney certified that the discussion that was held in Executive Session was appropriate under the topic for the Executive Session and that it had been publicly noticed. Nothing else was discussed by the Board and no decisions were made other than instructions to negotiators which are properly permitted by the statute. The Board then exited Executive Session.
- b. Director J. Simon made a motion to authorize legal counsel to send a letter to the Districts' Auditor, which was approved upon second by Director K. Stroud. In an effort to save District expenditures, Director K. Stroud made a motion for legal counsel to leave the zoom meeting which was then approved upon motion by Director J. Simon.

3. BOND MATTERS:

- a. The District's legal counsel gave a high-level overview of the bond matter and the need to hire a specialized bond attorney to assist in navigation.
- b. The Board reviewed and discussed proposals from four bond attorneys whom they met with over the past few weeks. Director K. Lyons made a motion to approve Kutak Rock, LLP as the bond counsel which was approved upon second by Director J. Simon.

4. MANAGEMENT & MAINTENANCE MATTERS:

- a. Update on Landscaping and Maintenance Items: Director K. Rivera has received comments from homeowners regarding the condition of the community and provided a report regarding the ongoing landscaping concerns. Director K. Rivera reported that

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- the entire state has been in a drought, and grass hasn't flourished as a result of lack of irrigation. EDI recommended we don't reseed the grass in the summer, due to watering concerns, and instead wait until fall. Major irrigation repairs should soon be completed. The District is also aware of the need to replace missing or dead trees. Current soil conditions are a concern and consideration. Director K. Rivera also wanted to make the community aware that one homeowner cost the District approximately \$15,000 in legal fees between 2022 and 2024. That same homeowner, from 2025 to present, is estimated to have cost the District an additional \$15,000 if not more. She feels that money could have been better used by going towards replacing trees. Members of the community are also concerned with receiving violations for weeds. It was noted that some homeowners had weed growth prior to the drought. A tree by the north end of the retention pond fell onto the Fallbrook Villa's community property. EDI recommended not notifying the City of Thornton until some retention pond debris was cleaned up or the city might fine the District. EDI would be willing to remove related retention pond debris.
- b. Approve EDI Retention Pond Clean Up: Director J. Simon made a motion for EDI to clean up the retention pond based on their proposal. The motion was approved upon second by Director K. Lyons.
 - c. Discuss Walkthrough and Violations: Ms. Nicki Simonson stated she initially sent out 58 violation "warnings" of which more than half were taken care of by the homeowners. On the second walk through, a substantial number of homes had significant weeds, specifically in the alleyways. About 75% of homeowners have responded. Actual violations will be sent out next week to approximately 15 homeowners.
 - d. Consider removal of Pilar Johnson from the Design Review Committee: Director J. Simon made a motion to remove Pilar Johnson from the Design Review Committee which was approved upon second by Director K. Stroud.
 - e. Consider appointing Katy Wiedmann to the Design Review Committee: Director J. Simon made a motion to appoint Katy Wiedmann to the Design Review Committee which was approved upon second by Director K. Stroud.
 - f. Consider appeal by Todd Geist regarding Design Review Committee Decision: Director K. Rivera gave an overview of the historical events. Director J. Simon made a motion to deny his appeal regarding the installation of an exterior antenna and any future requests regarding this same topic. The motion was approved upon second by Director K. Stroud.

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5. OTHER BUSINESS:

- a. PNC Bank Financial Authority: Director K. Stroud made a motion to appoint Director J. Simon as the controlling party on the PNC bank account and to add Ms. Nicki Simonson, and Director K. Rivera along with Director J. Simon as authorized signors. Robert Bullion, a previous Director, will also be removed from the account.

ADJOURNMENT:

There being no further business to come before the Board of the District, 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:

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Kaitlyn Stroud, Secretary