

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

HELD:

Monday, the 22nd 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)
Kaitlyn Stroud, Director (2025-2029)
Christina Mathews (2025-2027)

Also in attendance was Rebecca Hill, of Simonson & Associates, Inc.

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: This item was passed as no members of the public were in attendance.

2. MANAGEMENT & MAINTENANCE MATTERS:

- a. Environmental Designs Irrigation Repair Review: The Board reviewed and discussed the repair contract from Environmental Designs to repair the irrigation equipment. The contract was approved upon motion by Director J. Simon and second by Director K. Stroud
- b. Review Sentinel Point Management and Accounting Contract: The Board reviewed the management and accounting contract for Sentinel Point. After discussion, the contract was approved with an amended start date of June 23, 2026 upon motion by Director J. Simon and second by Director C. Mathews.

ADJOURNMENT:

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There being no further business to come before the Board of the District, the meeting was adjourned at 6:20 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.

Kaitlyn Stroud, Secretary