**RECORD OF PROCEEDINGS MINUTES OF THE REGULAR MEETING**

**OF THE BOARD OF DIRECTORS OF FALLBROOK VILLAS METROPOLITAN DISTRICT**

**HELD:**

Thursday, the 16th day of January, 2025 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, (2022-2025) Jolene Simon, Treasurer (2023-2027) Kaitlyn Stroud, Secretary (2022-2025) Robert Bullion, Director (2022-2025)

Also in attendance were Nicki Simonson and Rebecca Hill of Simonson & Associates, Inc. and Karl Kumli, District legal counsel with Dietze and Davis, P.C. Director T. Geist was not in attendance and his absence was unexcused.

# AGENDA & ADMINISTRATIVE MATTERS:

* 1. Call to Order: It was noted for the record that a quorum was present of the Board for the purpose of conducting a meeting and the meeting was called to order at 6:01p.m.
  2. Agenda and Meeting Location: The meeting location and agenda were approved upon motion by Director K. Stroud and second by Director K. Rivera with amendments to add agenda items regarding Resolution #3 pertaining to the type of election to be held, discuss the upcoming election process, discuss re-approving a new code of conduct for meetings, and discuss signs within the District.
  3. Public Comment: This item was passed in the absence of comments by members of the public.
  4. Minutes – December 19, 2024: The minutes of the regular meeting held on December 19, 2024 were approved upon motion by Director J. Simon and second by Director R. Bullion.
  5. 2025 Sunshine Resolution No. 1: The 2025 Sunshine Resolution No. 1 was approved upon motion by Director J. Simon and second by Director K. Rivera. It was noted that meeting

agendas are posted on the website and/or if the website is down, a physical copy of the agenda will be posted at the pavilion at the intersection of Jackson Street and 141st Avenue.

# ELECTION MATTERS:

* 1. Appointing Designated Election Official and Authorizing Designated Election Official to Cancel Election Resolution No. 2: Resolution No. 2 was approved upon motion by Director K. Stroud and second by Director J. Simon. Daniel Rubin of Dietze & Davis, PC, 2060 Broadway, Suite 400, Boulder, CO 80302 is noted at the Designated Election Official.
  2. Resolution No. 3 Mail In Ballot Election: Resolution No.3 stating that the election will be a mail in ballot election and not held at a polling place was approved upon motion by Director J. Simon and second by Director K. Rivera.

A brief discussion was then held surrounding the election process and how further resources can be located on the District website or by reaching out to the Designated Election Official. Director

K. Rivera made a motion to request that an email be sent from the Fallbrook Villas management account to all homeowners reminding them of the election in lieu of a newsletter article. The motion was approved upon second by Director J. Simon. The Board also requested that a link to the Department of Legal Affairs (DOLA) election page be placed on the District website.

# MANAGEMENT & MAINTENANCE MATTERS:

* 1. Code of Conduct: Karl Kumli will discuss strategies internally with his team prior to drafting a new code of conduct.
  2. Signs on Metro District Property: Director K. Rivera moved to approve a motion banning signs on property owned or controlled by the Fallbrook Villas Metro District. A resolution will be written up with approved legal language and adopted at the next board meeting. The motion was approved upon second by Director J. Simon.

1. **EXECUTIVE SESSION:** No Executive Session was required.

# OTHER BUSINESS:

Director K. Rivera asked if the SDA membership had been renewed. Ms. Nicki Simonson said it was in process.

# ADJOURNMENT:

There being no further business to come before the Board of the District and upon motion duly made by Director K. Rivera and second by Director J. Simon, and upon unanimous vote, the meeting was adjourned at 7:44 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