

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

HELD:

Thursday 21st day of May, 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)
Christina Mathews (2025-2027)

Also in attendance were Judy Simonson, and 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 for the Board for the purpose of conducting a meeting and the meeting was called to order. President K. Rivera presided.
- b. Agenda and Meeting Location: Ms. Judy Simonson requested an amendment to the Agenda to table the audit review until the July board meeting. The amendment was approved upon motion by Director J. Simon and second by Director C. Mathews.
- c. Minutes – April 9, 2026: The minutes of the regular meeting held on April 9, 2026 were approved upon motion by Director J. Simon and second by Director C. Mathews.

2. MANAGEMENT & MAINTENANCE MATTERS:

- a. Update on Landscaping and Maintenance Items: There was discussion surrounding the trees in the community and Ms. Judy Simonson stated she would follow up with the City

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of Thornton to see if they had a service or recommendation for an arborist to review tree or soil conditions in the neighborhood.

- b. Consider proposal for Irrigation Repairs from EDI: The Board reviewed the proposal for irrigation repairs presented by Environmental Designs for \$1,690.90. The proposal was approved upon motion by Director J. Simon and second by Director K. Lyons.
- c. Discuss Walkthrough and Violation Criteria: The Board discussed when the walkthrough should take place and the need to have no more than two Board members in attendance for compliance reasons. The general public should not attend these walkthroughs. Ms. Judy Simonson wanted to remind the Board of the current drought conditions and how it could affect their decisions on how to proceed with landscaping standards on the walkthrough.

3. FINANCIAL MATTERS:

- a. Ratify Approval of Disbursements for April 1, 2026 through April 30, 2026: The Board reviewed and discussed the check register presented. Director J. Simon moved to ratify the approval of the disbursements for the period from April 1, 2026 through April 30, 2026. The motion was approved upon second by Director K. Rivera.
- b. Approve of Disbursements for May 1, 2026 through May, 2026: Director J. Simon then made a motion to approve the May 1, 2026 through May 31, 2026 check register. The motion was approved upon second by Director K. Lyons.
- c. Review March 31, 2026 Quarterly Financials: Ms. Judy Simonson covered items in the financials and answered any questions. She did point out the savings in snow removal expenses for the season due to the lack of precipitation.

- 4. **BUDGET MATTERS:** Director J. Simon made a motion to open the supplemental budget hearing. The motion was approved upon second by Director C. Mathews. Ms. Judy Simonson then gave a review of the 2025 supplemental budget and answered questions.

Approve Resolution No. 2 to Adopt Supplemental Budget and Appropriations for 2025. Resolution No. 2 was approved upon motion by Director J. Simon and second by Director

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K. Lyons. The supplemental budget hearing was then closed upon motion by Director J. Simon and second by Director C. Mathews.

5. OTHER BUSINESS:

- a. Public Comment: A homeowner thanked the Board for getting some of the bushes trimmed in the community. There was then general landscaping discussion.
- b. Discuss Management Services: The Board discussed the 3 management proposals which had been provided. After votes were tallied, the contract was awarded to Sentinel Point upon motion by Director J. Simon and second by Director C. Mathews. The decision to terminate Simonson & Associates management services with 120-day notice was made upon motion by Director J. Simon and second by Director K. Lyons.

ADJOURNMENT:

There being no further business to come before the Board of the District, the meeting was adjourned at 6:54 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