

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

**HELD:**

Wednesday, the 9th day of October, 2024 at 4:00 p.m. via telephone and videoconference.

**ATTENDANCE:**

The 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, (2022-2025)  
Jolene Simon, Treasurer (2023-2027)  
Todd Geist, Director (2023-2025)  
Robert Bullion, Director (2022-2025)  
Kaitlyn Stroud, Director (2022-2025)

Also in attendance were Judy Simonson, Nicki Simonson, and Rebecca Hill of Simonson & Associates, Inc along with the District’s legal counsel Lisa Mayers.

**1. AGENDA & ADMINISTRATIVE MATTERS:**

- a. Call to Order: It was noted for the record that a quorum was present of the Board for the purpose of conducting a special meeting and the meeting was called to order at 4:02p.m.
- b. Agenda and Meeting Location: The meeting location and agenda were approved upon motion by Director J. Simon and second by Director K. Rivera.
- c. Public Comment: Ms. N. Simonson noted that no members of the public were present.
- d. Appoint Secretary: Ms. N. Simonson explained that the Board needed to appoint a director to fill the secretary position that was vacated upon the resignation of Director J. Phillips. Director K. Rivera made a motion to appoint Director Kaitlyn Stroud as the District’s secretary. Director J. Simon seconded the motion and it was approved.

**2. EXECUTIVE SESSION:**

Director J. Simon moved to enter Executive Session for the purpose of receiving advice from legal counsel on the District Code of Conduct document, as authorized by §24-6-

**Meeting Minutes**

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402(4)(b), C.R.S. The motion was approved upon second by Director K. Rivera. After discussion, the Board exited executive session.

**3. OTHER BUSINESS:**

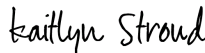
Code of Conduct Document: Director K. Rivera moved to abolish the District's current Code of Conduct document which was then approved upon second by Director J. Simon.

Board Meeting Schedule: A motion was made by Director J. Simon to set regular Board meetings on the third Thursday of each month at 5:30pm, beginning in November 2024. The motion was approved upon second by Director K. Stroud.

**ADJOURNMENT:**

There being no further business to come before the Board of the District and upon motion duly made by Director J. Simon and second by Director K. Stroud, and upon unanimous vote, the meeting was adjourned at 4:48 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.

DocuSigned by:  
  
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Kaitlyn Stroud, Secretary