

**MINUTES OF THE BOARD OF DIRECTORS OF
TALLYN'S REACH AUTHORITY
SPECIAL MEETING**

**Held: Thursday, February 12th, 2019 at 4:30 p.m.
24900 E. Park Crescent Drive, Aurora, Colorado**

Attendance The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following Directors were in attendance:

Board Members:

David Patterson
BJ Pell
Mike Dell'Orfano
Harry Yosten

Also in attendance were:

Kim Herman, Jerel Sangster & Jordan Honea, CliftonLarsonAllen LLP
Blair M. Dickhoner; White Bear Ankele Tanaka & Waldron
Steve Frey; Resident
Christy Janda; Resident
Terry McNeil; Resident

Call to Order and Declaration of Quorum It was noted that a quorum was present and the meeting was called to order at 4:30 p.m.

The absence of Director Wagner was excused.

Director Qualification The Directors in attendance confirmed their qualification to serve.

Disclosure Matters Ms. Herman advised the Board that pursuant to Colorado law, certain disclosures by the Directors may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Director confirmed the contents of any written disclosure previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Board to act.

Agenda Ms. Herman presented the Board with the proposed agenda for the meeting.

Upon a motion duly made by Director Dell'Orfano, seconded by Director Yosten and, upon vote, unanimously carried, the Authority Board approved the agenda, as amended to include a discussion item under Financial Matters on Fee Structures and discussion items under Manager Matters to Discuss adding a Water Fountain at the pool, Baby Pool Water Features and Survey Options for the Community.

Public Comments

There were questions regarding website and meeting minutes. Ms. Herman reported minutes from past meeting could be found on the District website (www.tallynsreachmetrodistrict.com) under Documents.

Financial Matters

A. Fee Structure

The Board discussed whether a fee change for vacant lots should be implemented. Mr. Dickhoner advised the Board that any fee needs to be reasonably related to the services being provided in exchange for paying the fee. The owners of vacant lots receive all of the same services as owners of built lots. Therefore, because the same level of service is being provided, the Board determined that vacant lots shall be subject to the same fee as built lots. Following this discussion, upon a motion duly made by Director Dell'Orfano, seconded by Director Pell, and upon a vote of 3-1, the Board approved continuing with the standard fee of \$200 for all lots, vacant and built. Director Yosten was the sole vote against applying the same fee to vacant and built lots.

Legal Matters

A. Discuss Update from Xcel Energy Regarding Transmission Line Construction

Mr. Dickhoner reviewed the Update from Xcel Energy Regarding Transmission Line Construction with the Board, noting that the Transmission Line will be installed within the existing easement. He will provide Ms. Herman with the contact from Xcel Energy to obtain verbiage for an email to all residents regarding this installation.

B. Other

None

Manager Matters

A. Review and Consider Approval of Pool Shade Project Proposal

Ms. Herman reviewed the Pool Shade Project Proposal with the Board. Upon a motion duly made by Director Pell, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board approved the Pool Shade Project Proposal, for a one structure Baby Pool, with a not-to-exceed of \$6,000.

B. Review and Consider Approval of Removal and Installation of Concrete at Pool Deck Proposal

Ms. Herman reviewed the Removal and Installation of Concrete at Pool Deck Proposal with the Board. She noted that the proposal from CoCal for removal and installation of concrete at the pool deck will cost \$14,655.17.

Upon a motion duly made by Director Pell, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board approved the

Removal and Installation of Concrete at Pool Deck Proposal from CoCal, as discussed.

C. Review and Consider Approval of Baby Pool Replaster and Expansion Proposal

Ms. Herman reviewed the Baby Pool Replaster and Expansion Proposal with the Board. She noted that the proposal from AMS for Baby Pool Replaster and Expansion Project will cost \$52,305.00.

Upon a motion duly made by Director Dell'Orfano, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the Baby Pool Replaster and Expansion Proposal, as discussed.

D. Review and Consider Approval of Replacement Baby Pool Heater Proposal

Ms. Herman reviewed the Replacement Baby Pool Heater Proposal with the Board. She noted that the proposal from AMS for replacement Baby Pool heater will cost \$2,473.00.

Upon a motion duly made by Director Yosten, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the Baby Pool Replaster and Expansion Proposal, as discussed.

E. Water Fountain

Ms. Herman discussed the water fountain project with the Board.

Upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved the water fountain project, as discussed.

F. Baby Pool and Splash Pad Water Features

Ms. Herman reviewed the Baby Pool and Splash Pad Water Features Proposal with the Board. She noted these additional features will cost \$33,945.00.

Upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved the additional features as proposed.

G. Survey of Community

Ms. Herman reviewed options found to Survey the Community on their thoughts with the Board. She noted that they can look at a few more options and can review and discuss at the next meeting in March.

Next Meeting

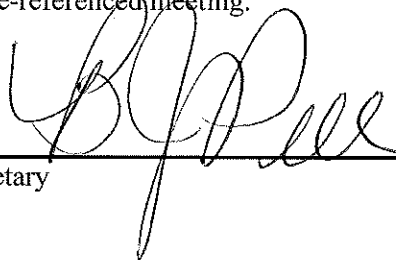
The Authority Board confirmed quorum for a special meeting on March 12, 2019 at 6:00 p.m. at the Tallyn's Reach Clubhouse.

It was noted that Director Dell'Orfano will be unable to attend.

Adjournment

There being no further business to come before the Board and upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 5:46 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



Secretary