

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

**Held: Tuesday July 16, 2019 at 6:00 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  
Craig Wagner  
Harry Yosten

Also in attendance were:

Kim Herman, CliftonLarsonAllen LLP ("CLA")  
Blair M. Dickhoner; White Bear Ankele Tanaka & Waldron  
Kim Johanns; Simmons & Wheeler, P.C.  
Kimberly Armitage; YMCA  
Steve Frey; Resident  
Kari Laudenslegn; Resident  
Jerry Ellinger; Resident  
Jeff Goldbeck; Resident  
Peter Bentley; Resident  
Charles & Martha Morales; Residents

**Call to Order and Declaration of Quorum** It was noted that a quorum was present and the meeting was called to order at 6:37 p.m.

The absence of Director Dell'Orfano was excused.

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

**Disclosure Matters** Mr. Dickhoner 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.

**Consent Agenda**

- A. Agenda for July 16, 2019 Special Board Meeting
- B. Minutes for March 12, 2019 Regular Meeting
- C. Review, Ratify and Consider Approval of Claims

D. Ratify Independent Contractor Agreement with American Awning Co. for Shade Structure Installation Services

Upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

**Public Comments**

Mr. Goldbeck and Mr. Ellinger inquired as to the status of landscaping updates, noting a request for dates when tree removal, tree planting and weed spraying will occur. They further requested that trees to be removed be marked by stakes.

Mr. Ellinger noted that the Districts' lights are on constantly and requested that they be turned off during certain periods of the night.

Ms. Laudenslegn requested information regarding street repairs. Mr. Dickhoner reported the city is responsible for street repairs.

Mr. Bentley requested that the line of sight on Tallyn's Reach Parkway be reviewed. Ms. Herman noted that she will have CoCal look into this request.

**Financial Matters**

A. Review and Consider Acceptance of March 31, 2019 Financial Statements

Ms. Johanns reviewed the March 31, 2019 financial statements with the Board.

Upon a motion duly made by Director Yosten, seconded by Director Wagner and, upon vote, unanimously carried, the Board accepted the March 31, 2019 financial statements, as presented.

B. Review and Consider Acceptance of 2018 Audits

Ms. Johanns reviewed the 2018 Audits with the Board.

Following review, upon a motion duly made by Director Yosten, seconded by Director Wagener and, upon vote, unanimously carried the District No. 1 Board accepted the District No. 1 2018 Audit, subject to a clean opinion.

Following review, upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Authority Board accepted the Authority 2018 Audit, subject to a clean opinion.

C. Discuss closing of Tallyn's Reach Metropolitan District No. 1 Checking Account and Transferring Remaining Funds to Authority Account as per Agreement

Ms. Johanns discussed the closing the checking account and transferring remaining funds of Tallyn's Reach MD No. 1 to the Authority's account, with the Board.

Following discussion, upon a motion duly made by Director Patterson, seconded by Director Wagner and, upon vote, unanimously carried, the Board approved closing the District No. 1 checking account and transferring the funds to the Authority's checking account, per the agreement.

D. Other

None.

**Legal Matters**

A. Review and Consider Approval of Amended and Restated Resolution Concerning the Imposition of Authority Fees

Mr. Dickhoner reviewed the updates with the Board and noted his meeting with the apartments.

Upon a motion duly made by Director Wagner, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the Amended and Restated Resolution Concerning the Imposition of Authority Fees, affective July 1, 2019.

B. Discussion on Legislative Changes Regarding District Requirements for Posting of Meeting Notices

Mr. Dickhoner reviewed the legislative changes with the Board.

Following discussion, upon a motion duly made by Director Pell, seconded by Director Wagner and, upon vote, unanimously carried, the Board approved the Resolution Concerning Online Notice of Regular and Special Meetings, requesting a notice still be posted on the bulletin board at the Tallyn's Reach Clubhouse.

C. Review and Consider Adoption of Resolution Adopting Rules and Regulations

Mr. Dickhoner reviewed the Resolution Adopting Rules and Regulations with the Board.

Following review, upon a motion duly made by Director Patterson, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved adoption of Resolution Adopting Rules and Regulations, as presented.

D. Review and Consider Approval of License Agreement

Mr. Dickhoner reviewed the historical information regarding License Agreement with the Board. Following review the Board requested additional information be provided.

**Manager Matters**

A. Review and Discuss Updated Reserve Study

Ms. Herman reviewed the updated Reserve Study with the Board. Director Yosten reported meeting with Ms. Herman to review the irrigation and landscaping items to determine a plan of action for improvements as many of the items are listed as having gone through their useful lifespan. He noted he and Ms. Herman are working to have an analysis done on irrigation effectiveness and options for upgrades to present to the City for their potential assistance.

B. Review and Discuss 2019 Landscaping Projects

Ms. Herman provided an update on the 2019 landscaping projects to the Board.

C. Review and Discuss Monument Signs and Flags

Ms. Herman reviewed the monument signs and flags options with the Board.

Following discussion, upon a motion duly made by Director Patterson, seconded by Director Wagner and, upon vote, unanimously carried, the Board approved repairing the community monuments, with a cost not to exceed of \$9,066.

D. Review and Discuss Options for District Survey

Ms. Herman reviewed the District Survey with the Board.

E. Review and Discuss Damage to Authority Property and Options for Recovery Costs

Following discussion the Board determined that the damage to Authority property is not the responsibility of the Homeowners Association.

F. Other

None.

**Pool/Clubhouse  
Matters**

A. Update on Pool Improvements Project

Ms. Armitage provided an update on the pool improvements project to the Board, noting a delay in the project due to permit delays and delays with the contractor.

Ms. Armitage also reviewed details regarding the Key-Rite Security proposal and Saquimux Services cleaning proposal with the Board.

Following review, upon a motion duly made by Director Patterson, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the proposal from Key-Rite with a note to exceed of \$1,160.

Following review, upon a motion duly made by Director Patterson, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the proposal from Saquimux Services, in the amount of \$300 per month.

B. Other

Ms. Armitage provided an update regarding the pool improvement projects, noting the products have been fabricated and the permits are final. She reported the contractor passed tragically in a car accident shortly after the permits were approved by the City and thus it was determined to hold the work for the end of pool season as to keep from closing the pool in the middle of the season.

Ms. Armitage reported a Board member from Forest Trace Metropolitan District had contacted her regarding potentially combining services to obtain a better economy of scale. The Board stated they would be interested in learning more about what the Forest Trace Metropolitan District Board is looking for. Ms. Armitage stated she would follow up.

**Executive Session**

Executive Session Pursuant to Sec. 24-6-402(4)(e), C.R.S. for Purposes of Determining Positions Relative to Contract Negotiations

Upon a motion duly made by Director Patterson, seconded by Director Yosten and, upon vote, unanimously carried, the Board entered executive session at 9:21 p.m.

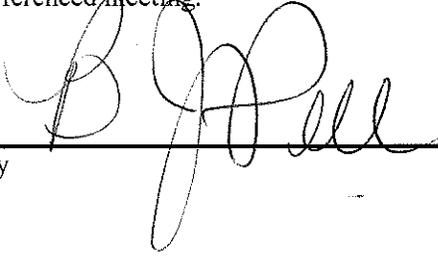
Upon a motion duly made by Director Patterson, seconded by Director Pell, and upon vote, unanimously carried, the Board exited executive session at 9:49 p.m.

No actions were taken at this time.

**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 9:50 p.m.

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

A handwritten signature in cursive script, appearing to read "B. J. Hall". The signature is written in black ink and is positioned above a horizontal line.

Secretary