

**MINUTES OF THE BOARD OF DIRECTORS OF  
TALLYN'S REACH AUTHORITY and  
TALLYN'S REACH METROPOLITAN DISTRICT NO. 3**

**Held: Thursday, August 2<sup>nd</sup>, 2018 at 5:30 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:

Authority Board Members:

David Patterson  
Craig Wagner  
Ashely Tarufelli  
Mike Dellorfano

District No. 3 Board Members:

David Patterson  
Craig Wagner  
Mike Dellorfano

*All Director absences are deemed excused unless a contrary notation is recorded in these minutes.*

Also in attendance were:

Blair M. Dickhoner, White Bear Ankele Tanaka & Waldron; Denise Denslow, Kim Herman & Jerel Sangster, CliftonLarsonAllen LLP; Kimberly Johanns, Simmons & Wheeler, P.C.; Kimberly Armitage, YMCA

**Director Qualification**

The Directors in attendance confirmed their qualification to serve.

**Call to Order and  
Declaration of Quorum**

It was noted that a quorum of the Authority and District No. 3 were present. The meeting was called to order at 5:33 p.m.

**Disclosure Matters**

Mr. Dickhoner advised the Boards that pursuant to Colorado law, certain disclosures by the Directors may be required prior to taking official action at the meeting. The Boards 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 Boards determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Boards to act.

- Approval of Agenda** Ms. Herman presented the Boards with the proposed agenda for the meeting. After consideration, a motion was duly made, seconded and, upon vote, unanimously carried, the Boards approved the agenda, as presented.
- Approval of Minutes** Approval of Minutes from June 18, 2018 Special Meeting  
Upon a motion duly made, seconded and, upon vote, unanimously carried, the Boards approved the June 18, 2018 special meeting minutes, as presented.  
  
The meeting minutes for District No. 2 were tabled.
- Public Comments** Ms. Kendall, from the City of Aurora, discussed the Red-Tailed Hawk Park Project that will be all inclusive, centered around a music theme. She requested that this be a topic listed on the next agenda for District No. 2.  
  
Director Tarufelli announced her resignation from both the Authority and District No. 2 Board of Directors. She will send a formal email of resignation to CLA.
- Legal Matters** Town Hall Presentation on November 2018 Election Issue  
  
Mr. Dickhoner presented information regarding the 2018 election issue to the Boards. Director Patterson stated the presentation for the upcoming town hall meeting looked good. Mr. Dickhoner and Ms. Herman will finalize needs for the meeting.  
  
Discuss FCPA Memo  
  
Mr. Dickhoner presented the FCPA Memo to the Board. The Board requested that a representative from Simmons & Wheeler, P.C. be present at the August 16<sup>th</sup>, 2018 Town Hall Meeting.
- Financial Matters** Billing Expectations and Timelines  
  
Ms. Herman provided an update on billing expectations and timelines to the Board. She stated that updated statements will be mailed on October 1<sup>st</sup> and will be due on October 31<sup>st</sup>.  
  
Ms. Armitage stated that residents receive access to the clubhouse and pool once their statements are current and noted this process has been running smoothly.

Mr. Dickhoner inquired about a willingness of the Authority to waive hard fees for a collection matter that has a balance of \$24.89, with \$423.00 in legal fees.

Upon a motion duly made, seconded and upon a vote, carried 2-1 with Director Wagner opposed, the Board denied waiving the balance of \$24.89 and legal fee of \$423.00 from the resident's account, as these are hard costs to the Authority.

## **Manager Matters**

### Manager's Report

#### 1. Landscaping Update

Ms. Herman and Mr. Medrano provided a landscaping report to the Boards. She reviewed a request from the Fieldstone HOA regarding irrigation updates.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the board approved the Fieldstone rebate and ET System.

#### 2. YMCA Report

Ms. Armitage provided a YMCA update to the Boards. She stated that the wader pool heater will be replaced over the winter, she has received requests for more shade or shade structures to be installed, they have changed the spray feature to be more interactive and June needs a gate monitor.

Director Patterson requested further information regarding the potential installation of shade structures be provided at the next meeting.

#### 3. Other

Director Dellorfano inquired as to the status of GeoLens training. The Boards requested that all Directors and Ms. Armitage have access to GeoLens and the Reserve Study.

## **Next Regular Meeting**

The Boards confirmed a quorum for the next scheduled meeting on November 29<sup>th</sup>, 2018 at 5:30 p.m. to be held at the Clubhouse. The Boards requested that all other meetings in November be cancelled. The Boards also requested that a special meeting be scheduled in September.

## **Adjournment**

There being no further business to come before the Boards and upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:46 p.m.

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

Secretary



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