

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

**Held: Thursday October 3, 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
Mike Dell'Orfano
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

**Call to Order and
Declaration of Quorum**

It was noted that a quorum was present and the meeting was called to order at 6:39 p.m.

The absence of Director Wagner 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.

**Consider Election of
Officers**

Following discussion, upon a motion duly made by Director Pell, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board approved appointing Director Yosten to Treasurer and Director Wagner to Assistant Secretary.

Consent Agenda

- A. Agenda for October 3, 2019 Special Board Meeting
- B. Minutes for July 16, 2019 Special Meeting
- C. Review, Ratify and Consider Approval of Claims
- D. Ratify Discontinuation of License Agreement with 24562 Easter Place
- E. Ratify Approval of Agreement with ET Irrigation for Irrigation System Analysis
- F. Consider Approval of Addendum to License and Shared Cost Agreement

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

Public Comments

None.

Financial Matters

- A. Review and Consider Acceptance of June 30, 2019 Financial Statements

Ms. Johanns reviewed the June 30, 2019 financial statements with the Board.

Upon a motion duly made by Director Yosten, seconded by Director Pell and, upon vote, unanimously carried, the Board accepted the June 30, 2019 financial statements, as presented.

- B. Other

None.

Legal Matters

- A. Discussion regarding Xcel Reimbursements and New Transmission Lines

Mr. Dickhoner reviewed the Xcel reimbursements and new transmission lines with the Board, noting a \$22,000 reimbursement to properties within 100 ft. The Board requested Ms. Herman draft a letter to send to all addresses affected notifying them of the funds available. It was requested that all resident submit their planned improvement and confirmation of completion of the work by December 31, 2020 to receive funds. Mr. Dickhoner further noted that all unclaimed property will be included in the Authority's landscaping responsibilities.

- B. Other

None.

Manager Matters

A. Discussion regarding Reporting Structure of Consultants

Director Yosten reviewed the updated reporting structure of consultants with the Board. Discussion ensued among the Board members and consultants. The Board decided to revisit at the budget meeting. Ms. Herman will present at the workshop and will provide the Board with a CLA accounting proposal.

a. Review costs from 2018 and 2019

This item was tabled.

B. Discussion regarding Traffic Calming Application with City of Aurora

Ms. Herman presented the traffic calming application to the Board. Director Patterson stated he had come across the information and wanted to be sure the Board was aware of the options available through the City.

C. Review and Discuss Updated Reserve Study

Ms. Herman reported the corrections were being made by Aspen Reserve Study and the updated Reserve Study will be sent to the Board as soon as they are received.

D. Review and Discuss 2019 and 2020 Landscaping Projects

Ms. Herman reviewed the 2019 and 2020 landscaping projects with the Board.

E. Review and Discuss Monument Signs and Flags

Ms. Herman informed the Board that this project is complete.

F. Review and Discuss Options for District Survey

Ms. Herman reviewed the options for a District survey with the Board.

Following discussion, upon a motion duly made by Director Pell, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board approved forming a committee to further discuss District survey options.

G. Review and Discuss 2020 CSD Pool Renewal Information

Ms. Herman reviewed the 2020 CSD pool renewal information with the Board.

H. Other

None.

**Pool/Clubhouse
Matters**

A. Update on Pool Improvements Project

Ms. Armitage provided an update on pool improvement projects, noting that demolition will start in 2 weeks, with an anticipated completion date of February 2020. Ms. Armitage also informed the Board that repairs to pool furniture is scheduled and the electrician will be on site to check everything out.

B. Discussion Regarding Pool Party Request

Ms. Armitage reviewed the pool party request with the Board, noting that the YMCA will cover costs.

Following discussion, upon a motion duly made by Director Yosten, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the pool party request, as presented.

C. Other

None.

Executive Session

Executive Session Pursuant to Sec. 24-6-402(4)(b), C.R.S. for Purposes of receiving confidential legal advice regarding collection of fees

Upon a motion duly made by Director Dell'Orfano, seconded by Director Yosten and, upon vote, unanimously carried, the Board entered executive session at 8:27 p.m.

Upon a motion duly made by Director Dell'Orfano, seconded by Director Yosten, and upon vote, unanimously carried, the Board exited executive session at 8:37 p.m.

No actions were taken at this time.

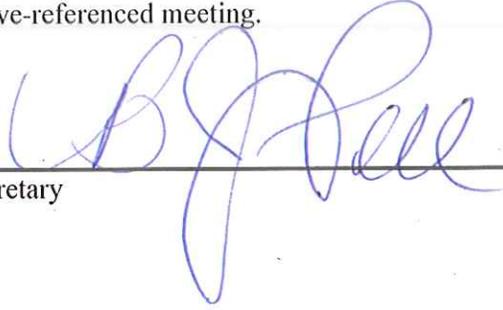
Next Meeting

The Board suggested rescheduling the November 12th Budget Hearing to November 25th. CLA will follow up with Board members not present at this meeting, to confirm availability.

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 8:40 p.m.

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

A handwritten signature in blue ink, appearing to read 'W. B. Hall', is written over a horizontal line.

Secretary