

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
TALLYN'S REACH AUTHORITY
HELD
March 9, 2021

A special meeting of the Board of Directors of the Tallyn's Reach Authority (referred to hereafter as the "Board") was convened on Tuesday, March 9, 2021, at 6:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in Attendance Were:

David Patterson, President
BJ Pell, Vice-President/Assistant Secretary
Harry Yosten, Treasurer
Mike Dell'Orfano, Assistant Secretary
Craig Wagner, Assistant Secretary

Also in Attendance Were:

Blair Dickhoner, Esq.; White Bear Ankele Tanaka & Waldron
Denise Denslow and Celeste Terrell; CliftonLarsonAllen LLP- Authority
Manager ("CLA")
Shelby Clymer and Joyce Stiles; CliftonLarsonAllen LLP- Authority
Accountant ("CLA")
Kimberly Armitage; YMCA
Jeffrey Beard; Member of the Public
Brian Crandall; Member of the Public

CALL TO ORDER

The meeting was called to order at 6:28 p.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Mr. Dickhoner advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Dickhoner inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain quorums or to otherwise enable the Board to act.

ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice:

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

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confirmed a quorum, the location of the meeting, the posting of the meeting notice, and designated the 24-hour posting location as the Authority's website (www.TallynsReachMetroDistrict.com).

Agenda: Following review and discussion, upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

Public Comment: No comment from the public in attendance.

CONSENT AGENDA

The Board was advised that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda.

Upon a motion duly made by Director Dell'Orfano, seconded by Director Pell and, upon vote, unanimously carried, the Board approved or ratified the following items on the Consent Agenda:

- A. Minutes of November 10, 2020 Special Meeting
- B. Claims

FINANCIAL MATTERS

December 31, 2020 Unaudited Financial Statements and Cash Position

Schedule: Ms. Clymer reviewed the financial statements and cash position with the Board, noting a variety of budget variances, both positive and negative. The ET Irrigation Project yielded approximately \$40,000 in savings and will likely have more in future years. Following review and discussion, upon a motion duly made by director Yosten, seconded by Director Patterson and, upon vote, unanimously carried, the Board accepted the December 31, 2020 unaudited financial statements and cash position schedule, as presented.

2020 Draft Audit: Ms. Clymer reviewed the draft 2020 Audit with the Board and briefly discussed the management discussion and analysis. Director Yosten provided support of this analysis, noting that it will provide beneficial information to the residents of the community. Following review and discussion, upon a motion duly made by Director Yosten, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the 2020 Draft Audit, subject to final review by legal counsel and receipt of a clean opinion letter from the auditor.

Public Hearing for 2020 Budget Amendment: Director Yosten opened the public hearing to consider an amendment to the 2020 Budget. It was noted that publication of Notice stating that the Board would consider amendment of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the Authority. No written objections were received prior to the public hearing. There being no public comment, the hearing was closed.

Ms. Clymer reviewed the amendment to the 2020 Budget with the Board and reported that this amendment to the Capital Projects Fund is attributed to the

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irrigation upgrade. Following discussion, upon motion duly made by Director Yosten, seconded by Director Wagner, and upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2020 Budget.

LEGAL MATTERS

Homeowner Request for Conveyance of Property: Mr. Dickhoner and Ms. Denslow reviewed the homeowner's request for conveyance of property with the Board. Mr. Beard provided input and history stating that the purpose of the conveyance is to try to get the connection made to the library center. Following review and discussion, upon a motion duly made by Director Wagner, seconded by Director Pell and, upon vote, unanimously carried, the Board approved making a \$25,000 offer to Mr. Robinson to purchase the property.

Phillips 66 and Removal of Drainage Swale: Mr. Dickhoner reported that in 2017, Phillips 66 did work in the area on a pipeline, and at such time, removed the swale that directed drainage from the homes. The Board reviewed the draft letter that Mr. Dickhoner prepared requesting Phillips 66 to mitigate the issue. Following review and discussion, upon a motion duly made by Director Pell, seconded by Director Patterson and, upon vote, unanimously carried, the Board authorized Mr. Dickhoner to send the letter.

MANAGER MATTERS

2021 Authority Services: The Board engaged in discussion regarding the review and renewal of current vendor contracts. Director Dell'Orfano surfaced the previous discussions regarding a potential merger of the Master HOA and the Authority. Mr. Dickhoner offered that there are some procedural steps to consider in order to achieve that goal, and that when the Board is ready to do so, he can provide. Director Pell stated that the Master HOA has not yet determined if they are aligned with that goal. Following discussion, upon a motion duly made by Director Patterson, seconded by Director Wagner and, upon vote, unanimously carried, the Board authorized Directors Patterson and Wagner to execute a request for proposal for 2021 landscaping services, and continue discussions regarding the process for reviewing contracts for other vendors in subsequent years.

Wood Posts: Ms. Terrell briefed the Board on the plan and budgeting for the replacement of wood posts with the Board and reviewed the packet enclosure, including the financial impact to the District. Following review and discussion, the Board directed Ms. Terrell to confirm whether this issue has been addressed in the previous quarterly landscaping projects.

Cross Street Signage on Aurora Parkway: The Board engaged in discussion regarding the lack of signage on Aurora Parkway. Following discussion, the Board directed Ms. Terrell to work with Director Yosten and Fieldstone in communications with the City of Aurora about increased safety measures.

Fieldstone HOA Water Settle-Up: Not needed.

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Public Opinion Research Proposal with New Bridge Strategy: Following review and discussion, upon a motion duly made by Director Patterson, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the proposal with New Bridge Strategy for public opinion research.

Proposals from CoCal Landscape Service, Inc.:

Retaining Wall Installation - \$96,440.00

Ms. Terrell reviewed the proposal for Retaining Wall Installation with the Board. Mr. Dickhoner informed the Board that due to the amount of the construction costs, the Authority must publicly bid the project. The Board directed legal counsel to prepare and publish an Invitation of Bid.

Landscape Around Retaining Wall - \$14,750.00

Ms. Terrell reviewed the proposal for retaining wall landscaping from CoCal Landscape Service, Inc., for an amount of \$14,750.00. Following review and discussion, upon a motion duly made by Director Patterson, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the landscaping proposal.

Summer Color (2021)- \$48,057.77

Ms. Terrell reviewed the proposal for summer color (2021) from CoCal Landscape Service, Inc., for an amount of \$48,057.77. Following review and discussion, upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved the summer color for 2021 in the amount of \$48,057.77 with CoCal Landscape Service, Inc.

Tallyn's Reach Online Survey: Ms. Terrell reported that changes have been made per Board comments received to date. Director Dell'Orfano inquired about a general comments section. Ms. Terrell will add that to the survey. Following review and discussion, upon a motion duly made by Director Patterson, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board approved the online survey, with changes as discussed.

Delinquency Report: Ms. Terrell provided an update to the Board on the status of delinquencies. No Board action taken.

Resolution Authorizing Temporary Suspension of New Late Fees and Interest Adopted March 30, 2020: The Board discussed rescinding the Resolution Authorizing Temporary Suspension of New Late Fees and Interest Adopted March 30, 2020. The Board noted that the Authority has very few situations that require fees to be waived. Following discussion, upon a motion duly made by Director Yosten, seconded by Director Pell and, upon vote, unanimously carried, the Board approved rescinding the Resolution.

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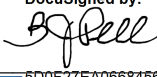
Discuss Trail Conditions: The Board engaged in discussion regarding conditions of the trail on Plymouth Circle and the email from Councilwoman Francoise Bergan regarding erosion issues. Director Baisch provided some history and context for the Board's reference. Following discussion, the Board directed Ms. Terrell to obtain a recommendation from CoCal Landscape Service, Inc.

YMCA Swim Team for 2021: The Board engaged in discussion regarding the safety concerns during COVID-19. Ms. Armitage asked the Board for confirmation regarding the continued use of the current COVID reservation policy, if required. Following discussion, upon a motion duly made and seconded, the Board approved moving forward with the swim team schedule for 2021. Director Wagner informed the Board that he has a potential conflict of interest involving the matter discussed herein, and Director Wagner recused himself from voting on the matter.

ADJOURNMENT

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

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

DocuSigned by:


Secretary for the Meeting

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The foregoing minutes were approved by the Board of Directors on the 13th day of July, 2021.

Certificate Of Completion

Envelope Id: CC00E91C9246496592E23B306DF3059A	Status: Completed
Subject: Please DocuSign: Minutes - 3-09-2021 - Auth (execution copy).pdf	
Client Name: Tallyn's Reach Authority	
Client Number: 011-045194-OS07-2021	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
	Cindy.Jenkins@claconnect.com
	IP Address: 73.169.83.196

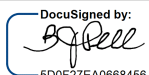
Record Tracking

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
7/14/2021 7:36:25 PM	Cindy.Jenkins@claconnect.com	

Signer Events

BJ Pell
 bjsteve95@yahoo.com
 Secretary
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 5D0F27EA0668456...
 Signature Adoption: Drawn on Device
 Using IP Address: 75.166.219.66
 Signed using mobile

Timestamp

Sent: 7/14/2021 7:39:02 PM
 Viewed: 7/14/2021 8:00:48 PM
 Signed: 7/14/2021 8:01:02 PM

Electronic Record and Signature Disclosure:
 Accepted: 7/14/2021 8:00:48 PM
 ID: 32c6cbc0-04ef-4cc7-af5c-8568c7b9279d

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	7/14/2021 8:00:48 PM
Signing Complete	Security Checked	7/14/2021 8:01:02 PM
Completed	Security Checked	7/14/2021 8:01:02 PM

Payment Events	Status	Timestamps
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