

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

Held: Tuesday, November 10, 2020 at 6:00 p.m.

The meeting was held via teleconference due to the State of Emergency declared by Governor Polis and Public Health Order 20-23 Implementing Social Distancing Measures, and threat posed by the COVID-19 coronavirus.

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
Harry Yosten
Mike Dell'Orfano
Craig Wagner

Also in attendance were:

Denise Denslow, Nic Carlson, and Kimbrie Garcia, CliftonLarsonAllen, LLP, District Management; Shelby Clymer, CliftonLarsonAllen, LLP, District Accountant; Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Kimberly Armitage, Metro YMCA; Tiffany Leichman, Sherman & Howard; and, Erin Pak, member of the public.

**Call to Order and
Declaration of Quorum**

It was noted that a quorum was present and the meeting was called to order at 6:27 p.m.

Disclosure Matters

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 a quorum or to otherwise enable the Board to act.

Consent Agenda

Mr. Dickhoner advised the Board 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 and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Agenda for November 10, 2020 Special Meeting
- B. Minutes for September 8, 2020 Special Meeting and October 14, 2020 Special Meeting
- C. Claims

Public Comments

None.

Financial Matters

Conduct Public Hearing Regarding Proposed Amended 2020 Budget; Consider Approval of Resolution to Amend 2020 Budget:

Director Wagner opened the public hearing on the 2020 Budget Amendment. Ms. Clymer noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Clymer reviewed the 2020 Budget amendment with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the Capital Projects Fund to \$535,901.

Conduct Public Hearing Regarding Proposed 2021 Budget; Consider Approval of Resolution to Adopt 2021 Budget and Appropriate Expenditures:

Director Yosten opened the public hearing on the proposed 2021 Budget. Ms. Clymer noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Clymer reviewed the 2021 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2021 Budget.

Review and Consider Approval of Engagement Letter with Wipfli LLP for 2020 Audit Services:

Ms. Clymer presented the Engagement Letter with Wipfli LLP for 2020 Audit Services to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Wipfli LLP for 2020 Audit Services.

Review and Consider Approval of September 30, 2020 Unaudited Financial Statements:

Ms. Clymer reviewed the September 30, 2020 Financial Statements with the Board. Following review, upon a motion duly made and seconded, the Board unanimously accepted the September 30, 2020 Financial Statements.

Legal Matters

Review and Consider Adoption of 2021 Annual Administrative Matters Resolution:

The Board reviewed the 2021 Annual Administrative Resolution. Following review, upon a motion duly made and seconded, the Board unanimously adopted the 2021 Annual Administrative Resolution.

Consider Adoption of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges:

No Board action taken.

Review and Consider Approval of 2021 YMCA Pool and Clubhouse Management Services Agreement:

No Board action taken..

Review and Consider Approval of 2021 Fee Resolution:

The Board reviewed the 2021 Fee Resolution. Following review, upon a motion duly made and seconded, the Board unanimously adopted the 2021 Fee Resolution.

Review and Consider Approval of Homeowner Request to Conveyance of Property:

The Board engaged in discussion regarding homeowner's request for conveyance of property. The Board directed Ms. Denslow to reach out to the neighboring property to determine if they have any interest in conveyance of the property. Ms. Denslow will request that the homeowner have an appraisal done to determine the fair market value of the property.

Review and Consider Approval of Wells from Engineering Work:

Following discussion, upon a motion duly made and seconded, the Board unanimously moved to abandon the monitoring wells.

Consultant Contracts

Review and Consider Approval of 2021 Engagement Letter for Accounting Services:

The Board discussed the approval of the 2021 Engagement Letter for Accounting Services. It was determined that the Engagement Letter with

the CliftonLarsonAllen LLP is an “Evergreen Engagement”, which extends until terminated. No action was needed by the Board.

Review and Consider Approval of Cash Access Addendum with CliftonLarsonAllen LLP:

The Board discussed the approval of the Cash Access Addendum. It was determined that the Cash Access Addendum with CliftonLarsonAllen LLP is an “Evergreen Engagement”, which extends until terminated. No action was needed by the Board.

Acknowledge Continuing Services with CliftonLarsonAllen LLP for Management Services:

The Board discussed the approval of the 2021 Engagement Letter for Management Services. It was determined that the Engagement Letter with the CliftonLarsonAllen LLP is an “Evergreen Engagement”, which extends until terminated. No action was needed by the Board.

Acknowledge Continuing Services for Tennis Court Maintenance Services with Sports Court of the Rockies:

The Board discussed the approval of the 2021 Engagement Letter for Tennis Court Maintenance Services. It was determined that the Engagement Letter with the Sports Court of the Rockies is an “Evergreen Engagement”, which extends until terminated. No action was needed by the Board.

Acknowledge Continuing Services for Lighting Services with Radiant Lighting:

The Board discussed the approval of the 2021 Engagement Letter for Lighting Services. It was determined that the Engagement Letter with the Radiant Lighting is an “Evergreen Engagement”, which extends until terminated. No action was needed by the Board.

Acknowledge Continuing Services for Landscape Maintenance and Snow Removal Services with CoCal Landscape:

The Board discussed the approval of the 2021 Engagement Letter for Snow Removal Services. It was determined that the Engagement Letter with the CoCal Landscape is an “Evergreen Engagement”, which extends until terminated. No action was needed by the Board.

Acknowledge Continuing Agreement for Landscaping Maintenance and Water Controllers Services in Filing 5 and Filing 8 with Fieldstone HOA:

The Board discussed the approval of the 2021 Engagement Letter for Landscape Maintenance and Water Controllers Services in Filing 5 and Filing 8. It was determined that the Engagement Letter with Fieldstone HOA is an “Evergreen Engagement”, which extends until terminated. No action was needed by the Board.

Manager Matters

Manager’s Report:

Ms. Denslow reviewed the Manager’s Report with the Board.

Review and Consider Approval of CoCal Landscaping Proposals for Entrance Improvements and Clubhouse Enhancements - \$118,468.55:

Following review, upon a motion duly made and seconded, the Board unanimously approved the CoCal Landscaping Proposals for Entrance Improvements and Clubhouse Enhancements not to exceed \$118,468.55.

Review and Consider Approval of CoCal Landscaping Proposal for Tree Replacements - \$163,876.05:

Following review, upon a motion duly made and seconded the Board unanimously approved the CoCal Landscaping Proposal for Tree Replacements not to exceed \$163,876.05.

Review and Consider Approval of YMCA Proposals for Pool Repairs - \$20,154.05:

Following review, upon a motion duly made and seconded the Board unanimously approved the YMCA Proposals for Pool Repairs not to exceed \$20,154.05.

Review and Consider Approval of 2021 Insurance, Insurance Schedules and Renewal of Special District Association (“SDA”) Membership:

Following review, upon a motion duly made and seconded the Board unanimously approved the renewal of 2021 Insurance Coverage, Insurance Schedules and Special District Association Membership.

Discuss 2021 Meeting Schedule:

The Board determined to hold regular meetings the second Tuesday of March, July, September and November, 2021, at 6:00 p.m., as reflected in the 2021 Annual Administrative Resolution.

YMCA Pool Contract:

The Board discussed the YMCA Pool Contract and moved to extend it through 2021. Following review, upon a motion duly made and seconded,

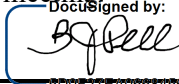
the Board unanimously approved the extension of the YMCA contract through 2021.

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 7:50 p.m.

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

DocuSigned by:



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Secretary

Certificate Of Completion

Envelope Id: E732A75A8A484941B868028975728695	Status: Completed
Subject: Please DocuSign: Minutes - 11-10-20 (Auth) (execution copy).pdf	
Client Name: Tallyn's Reach Authority	
Client Number: 011-045194-OS07-2021	
Source Envelope:	
Document Pages: 6	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
3/16/2021 6:31:35 PM	Cindy.Jenkins@claconnect.com	

Signer Events

BJ Pell
 bjnsteve95@yahoo.com
 Secretary
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 5D0F27EA0668456...
 Signature Adoption: Drawn on Device
 Using IP Address: 98.151.109.144
 Signed using mobile

Timestamp

Sent: 3/16/2021 6:35:42 PM
 Viewed: 3/16/2021 9:55:32 PM
 Signed: 3/16/2021 9:55:41 PM

Electronic Record and Signature Disclosure:
 Accepted: 3/16/2021 9:55:32 PM
 ID: 183a11d5-d019-4675-961d-83337f1f70e6

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	3/16/2021 6:35:42 PM
Certified Delivered	Security Checked	3/16/2021 9:55:32 PM
Signing Complete	Security Checked	3/16/2021 9:55:41 PM
Completed	Security Checked	3/16/2021 9:55:41 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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