

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

**Held: Tuesday March 12, 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:

Denise Denslow, Jerel Sangster & Jordan Honea, CliftonLarsonAllen LLP ("CLA")  
Blair M. Dickhoner; White Bear Ankele Tanaka & Waldron  
Kim Johanns; Simmons & Wheeler, P.C.  
Deb Guth; YMCA  
Robert Falco; Resident  
Mark Laudenslager; Resident  
Rick Smooke; Resident

**Call to Order and Declaration of Quorum**           It was noted that a quorum was present and the meeting was called to order at 6:33 p.m.

The absence of Director Dell'Orfano was excused.

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

**Disclosure Matters**           Ms. Denslow 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.

Ms. Denslow presented the Board with the proposed agenda for the meeting.

Upon a motion duly made by Director Yosten, seconded by Director Patterson and, upon vote, unanimously carried, the Board approved the March 12, 2019 Agenda, as presented.

**Consent Agenda**

- A. Agenda for March 12, 2019 Board Meeting
- B. Minutes for November 29, 2018 Special Meeting and Budget Hearing, January 22, 2019 Special Meeting and February 12, 2019 Working Session
- C. December, January and February Claims

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

**Public Comments**

Mr. Robert Falco inquired as to the status of the Hinsdale and Aurora Parkway landscaping. The Board informed Mr. Falco that CoCal Landscaping has submitted a proposal.

**Financial Matters**

- A. Review and Consider Acceptance of December 31, 2018 Financial Statements

Ms. Johanns reviewed the December 31, 2018 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 December 31, 2018 financial statements, as presented.

- B. Other

None.

**Legal Matters**

- A. Discuss Operations Fee for Apartments and Consider Revisions to Second Amendment to Resolution Concerning the Imposition

Mr. Dickhoner reviewed the Second Amendment to the Resolution Concerning the Imposition of Operations Fees for Apartments with the Board. Director Yosten noted that 10% of the operating expenses go toward the pool and suggested that if apartment residents receive 90% of the services than an equal fee should be charged. Currently renters are receiving a 25% discount. Discussion ensued regarding increasing fees to make payments more equitable for all residents of the community.

Upon a motion duly made by Director Yosten, seconded by Director Wagner and, upon vote, unanimously carried, the Board approved increasing fees from \$46 to \$60 per unit, per quarter. The fee increase is set to begin July 1, 2019. Mr. Dickhoner will draft the necessary documents.

B. Ratify Independent Contractor Agreements for Improvements to Pool Area

Upon a motion duly made by Director Pell, seconded by Director Patterson and, upon vote, unanimously carried, the Board ratified approval of the Independent Contractor Agreements for Improvements to the Pool Area.

C. Other

None.

**Manager Matters**

A. Review and Discuss Updated Reserve Study

Ms. Denslow reviewed the progress of the reserve study with the Board, noting that it has been delayed due to snow and cold weather conditions.

B. Review and Discuss Wood Signs in the Community

Ms. Denslow reviewed the meeting with the City of Aurora and the suggested changes regarding signage.

C. Review and Discuss Color Options for Monument Sign Flags

Ms. Denslow reviewed options for the monument sign flags with the Board. CLA will research removal of flagpoles, replacing signs with monuments and painting options. CLA will also have the reserve study look into signage options.

D. Other

None.

**Pool/Clubhouse Matters**

A. Update on Pool Improvements Project

Ms. Guth provided an update on pool improvements to the Board, noting that permits are still on schedule.

B. Review and Consider Request from Boy Scouts to Reserve Park for Carnival

This item was tabled.

C. Other

None.

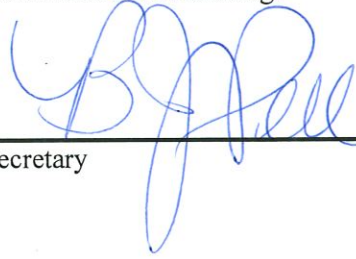
**Next Meeting**

The Authority Board confirmed quorum for a regular meeting on July 9, 2019 at 6:00 p.m. at the Tallyn's Reach Clubhouse.

**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 7:46 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 be 'B. J. Hill', is written over a horizontal line.

Secretary