

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
TALLYN'S REACH AUTHORITY
HELD
NOVEMBER 16, 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, November 16, 2021, at 6:00 p.m. 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

The absence of Assistant Secretary Wagner was noted and excused.

Also in Attendance Were:

Blair Dickhoner, Esq.; White Bear Ankele Tanaka & Waldron ("WBA")
Celeste Terrell, Nic Carlson, Thuy Dam; CliftonLarsonAllen LLP Manager ("CLA")
Kimberly Armitage; YMCA
Brian Crandall; Tallyns Reach MD No. 3 Assistant Secretary

ADMINISTRATIVE MATTERS

Call to Order: The meeting was called to order at 6:54 p.m.

Agenda: 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 Agenda, as presented, and excused the absence of Director Wagner.

Disclosures of potential conflicts of interest: Attorney Dickhoner advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney 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. Attorney 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.

Quorum: The Board confirmed a quorum for the meeting, the meeting location and posting of meeting notice.

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Public Comment: None.

ESRI Map Project: Mr. Carlson reviewed the ESRI map project with the Board.

2022 Annual Administrative Resolution: Following review and discussion, upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-01, 2022 Annual Administrative Resolution.

2022 Insurance Renewal and Documents Needed to Obtain or Maintain Insurance Coverage Through the Colorado Special Districts Property and Liability Pool or TCW Risk Management and Authorize Membership in the Special District Association: Following review, upon a motion duly made by Director Yosten, seconded by Director Pell and, upon vote, unanimously carried, the Boards approved of the 2022 insurance renewal and the documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool or TCW Risk Management and authorized membership in the Special District Association.

CONSENT AGENDA

Ms. Terrell reviewed the Consent Agenda with the Board and noted that any item may be removed from the Consent Agenda to the regular Agenda upon the request of any Director. Upon a motion duly made by Director Dell'Orfano, seconded by Director Yosten and, upon vote, unanimously carried, the following items on the Consent Agenda were approved, ratified and/or adopted, as appropriate and amended:

- A. Minutes of September 21, 2021 Special Meeting as amended.
- B. Claims.
- C. Independent Contractor Agreement for Cheatgrass Management with Ark Ecological Services, LLC
- D. Independent Contractor Agreement for 2021-2022 Fall/Spring Color Landscaping Services with CoCal Landscape Services Inc.
- E. First Addendum to Independent Contractor Agreement for 2022 Landscape Services with Brightview Landscape Services, Inc.
- F. Second Addendum to Independent Contractor Agreement for 2022 Landscape Services with Brightview Landscape Services, Inc.
- G. Legal Services Agreement with IDEA Law Group, LLC for foreclosure counsel.
- H. Independent Contractor Agreement for 2021 Decor with Sav-a-Tree.
- I. Independent Contractor Agreement for Traffic Sign Upgrades with MFish Graphics.
- J. Independent Contractor Agreement for Drainage Investigation and Improvements with IMEG Corp.

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FINANCIAL MATTERS

September 30, 2021 Unaudited Financial Statements and Cash Position

Schedule: Ms. Dam reviewed the Unaudited Financial Statements and Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Yosten, seconded by Director Pell and, upon vote, unanimously carried, the Board accepted the September 30, 2021 Unaudited Financial Statements and Cash Position Schedule as presented.

Public Hearing on 2022 Budget and Resolution No. 2021-11-02 to Adopt the 2022 Budget: The public hearing to consider the proposed 2022 Budget was opened at 7:08 p.m.

It was noted that Notice stating that the Board would consider adoption of the 2022 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed at 7:38 p.m.

Ms. Dam presented the 2022 Budget to the Board and noted the Budget needed to be amended to add in \$25,000 in engineering, lower native grass management to \$100,000, election costs to increase to \$120,000 and capital streets to increase to \$150,000.

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 2022 Budget, subject to revisions as discussed, and adopted Resolution No. 2021-11-02.

In conjunction with adopting the 2022 Budget, the Board determined to set the Operations Fee at \$220 per quarter for single family homes and \$71,400 per quarter for the Sanctuary Apartments. The Board directed legal counsel to prepare a fee resolution, effective January 1, 2022, reflecting the increase to the Operations Fee.

Engagement Letter with Wipfli LLP to Prepare the 2021 Audit:

Following review, upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved the engagement letter with Wipfli LLP to prepare the 2021 Audit for an amount of \$5,100.

LEGAL MATTERS

Termination of License and Shared Cost Agreement for Landscape and Irrigation with Fieldstone at Tallyn's Reach Homeowners Association Inc., Dated November 29, 2018:

Attorney Dickhoner and Director Yosten reviewed with the Board. Following review, upon a motion duly made by Director Dell'Orfano, seconded by Director Pell and, upon vote, unanimously carried, the Board terminated the License and Shared Cost

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Agreement for landscape and irrigation with Fieldstone at Tallyn's Reach Homeowners Association Inc., dated November 29, 2018.

Social Media Policy Resolution No. 2021-11-03: Attorney Dickhoner provided an overview to the Board. Following review, upon a motion duly made by Director Dell'Orfano, seconded by Director Yosten and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-03, Social Media Policy.

Consolidation of Tallyn's Reach Metropolitan District Nos. 2 and 3 and Dissolution of the Authority: Attorney Dickhoner discussed with the Board.

MANAGER MATTERS

HOA Event Planning for 2022 for a Total of \$35,170.00: Ms. Terrell reviewed with the Board. Following review and discussion, upon a motion duly made by Director Yosten, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board approved the proposed events presented, but will not provide the funds for the events.

Disinfection of Clubhouse for Rentals: The owners will disinfect the space themselves and the Board decided to no longer charge the fogger fee.

CliftonLarsonAllen LLP ("CLA") Master Service Agreement and Related Statements of Work: Following review, upon a motion duly made by Director Dell'Orfano, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the Master Service Agreement and related statements of work with CLA, subject to final review by legal counsel.

Discussion of Delinquency Report: Ms. Terrell provided the report to the Board prior to the meeting.

Landscape Committee: Director Yosten noted that some residents are dumping grass on Authority grounds. Ms. Terrell will follow up with the residents.

Ms. Terrell provided an update on the retaining wall project.

Report to the Board: Director Yosten provided an update to the Board.

Services to Other Entities: Ms. Terrell, Director Yosten and Director Pell provided an overview. Attorney Dickhoner was contacted by the City of Aurora and discussed an intergovernmental agreement.

Meeting Dates for 2022: The Board determined to set their 2022 meetings on the third Tuesday of March, July, September and November.

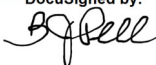
Swim Team: Following discussion, upon a motion duly made by Director Pell, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board approved keeping the same schedule for the Swim Team for 2022 as 2021.

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ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Yosten, seconded by Director Pell and, upon vote, unanimously carried, the Board adjourned the meeting at 8:24 p.m.

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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Certificate Of Completion

Envelope Id: 9F8EB1A300B6494B8CCEE95EF16CE98D	Status: Completed
Subject: Please DocuSign: Tallyn's Reach Authority - Minutes 11-16-2021 - Special Mtg (Auth).pdf	
Client Name: Tallyn's Reach Authority	
Client Number: 011-045194-OS07-2022	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped 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: 165.225.10.184

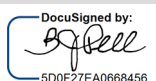
Record Tracking

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
4/5/2022 4:21:48 PM	Cindy.Jenkins@claconnect.com	

Signer Events

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

Signature



Signature Adoption: Drawn on Device
 Signed by link sent to bjsteve95@yahoo.com
 Using IP Address: 172.58.61.58
 Signed using mobile

Timestamp

Sent: 4/5/2022 4:23:45 PM
 Viewed: 4/5/2022 4:48:24 PM
 Signed: 4/5/2022 6:17:59 PM

Electronic Record and Signature Disclosure:
 Accepted: 4/5/2022 4:48:24 PM
 ID: 0a07f907-020c-47ef-a955-853296252bee

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	4/5/2022 4:48:24 PM
Signing Complete	Security Checked	4/5/2022 6:17:59 PM
Completed	Security Checked	4/5/2022 6:17:59 PM

Payment Events	Status	Timestamps
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