

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

Held: Tuesday, July 14, 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

Director Wagner was absent. *All absences are deemed excused unless otherwise noted in these minutes.*

Also in attendance were:

Kim Herman & Shelby Clymer, CliftonLarsonAllen LLP ("CLA");
Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron
("WBA") and Debbie Guth, YMCA

**Call to Order and
Declaration of Quorum**

It was noted that a quorum was present and the meeting was called to order at 6:02 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.

Public Comments

None.

Consent Items

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 July 14, 2020 Board Meeting
- B. Minutes for February 19, 2020; March 30, 2020 and May 20, 2020 Special Board Meetings
- C. Claims

Financial Matters

Review and Consider Acceptance of May 31, 2020 Unaudited Financial Statements

Ms. Clymer reviewed the May 31, 2020 Unaudited Financial Statements with the Board.

Following review, upon a motion duly made by Director Yosten, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board accepted the May 31, 2020 Unaudited Financial Statements.

Review and Consider Ratifying Approval of 2019 Audit

Ms. Clymer reviewed the 2019 Audit with the Board, noting that the 2019 Audit was prepared by Simmons & Wheeler and received a clean, unmodified opinion from the auditor.

Following review, upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved the 2019 Audit.

Legal Matters

Discussion regarding First Amendment to Tract F Easement Agreement

Mr. Dickhoner reviewed the First Amendment to Tract F Easement Agreement with the Board.

Following review, upon a motion duly made by Director Pell, seconded by Director Dell'Orfano and, upon vote, unanimously carried, the Board approved the First Amendment to Tract F Easement Agreement.

Discussion regarding Extending Authorization of Temporary Suspension of New Late Fees and Interest

Following discussion, upon a motion duly made by Director Patterson, seconded by Director Pell and, upon vote, unanimously carried, the Board approved extending authorization of temporary suspension of new late fees and interest.

Discussion regarding potential Metro District Service Plan Changes

Mr. Dickhoner reviewed the potential Metro District Service Plan changes with the Board. Following discussion, the Board approved a committee,

consisting of representatives from the District No. 2, District No. 3 and the HOA, be formed.

Other

None.

Manager Matters

Update and Discussion regarding 2020 Pool Season

Ms. Herman provided an update on the 2020 pool season to the Board, noting the baby pool project was now complete and the reservation system has been working more smoothly as the season has progressed. Residents are limited to one reservation per week per address and any additional reservations are being cancelled.

Ms. Guth reported the max capacity can be increased to 60 people, however state restrictions will require residents wear masks when entering and exiting the pool area until further notice.

Update on Landscaping Projects

Ms. Herman provided an update on landscaping projects to the Board, including the completion of the renovation of the landscaping at the four large monuments.

Following discussion, upon a motion duly made by Director Pell, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved a retaining wall on Coolidge and Buchanan, in the amount of \$11,450 and \$12,330.

The Board requested that an irrigation update be provided in the next community newsletter.

Other

Following discussion, the Board approved keeping the clubhouse closed, until further notice.

Next Meeting – September 8, 2020 at 6:00 p.m.

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 7:32 p.m.

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

DocuSigned by:



Secretary

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

Signature

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