

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

Held: Tuesday, September 8, 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:

Kim Herman, Denise Denslow & Nic Carlson, CliftonLarsonAllen LLP ("CLA"); Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron ("WBA") and Kimberly Armitage, YMCA; Brian Robinson, Resident

**Call to Order and
Declaration of Quorum**

It was noted that a quorum was present and the meeting was called to order at 6:32 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

Mr. Brian Robinson requested a re-platting of the walkway near his home at 6996 Buchanan Street, which would include the removal of concrete. Mr. Dickhoner will look into confirming with the City the transfer of property and options to vacate the Public Access Easement. The Board requested Mr. Robinson work with Ms. Herman and Mr. Dickhoner to determine the steps that would need to be taken if the City would allow the re-platting and review records regarding any other similar requests.

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 September 8, 2020 Board Meeting
- B. Minutes for July 14, 2020 Special Board Meetings
- C. Claims

Financial Matters

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

Ms. Herman reviewed the July 31, 2020 Unaudited Financial Statements 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 July 31, 2020 Unaudited Financial Statements.

Other

None.

Legal Matters

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

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

Consider Approval of Tract F Drainage Easement Agreement with the city of Aurora

Following discussion, upon a motion duly made by Director Yosten, seconded by Director Dell'Orfano and, upon vote, unanimously carried the Board approved the Tract F Drainage Easement Agreement with the City of Aurora, subject to the reimbursement of legal fees.

Other

Ms. Herman and Mr. Dickhoner presented a request from a resident to settle a delinquent account. Discussion ensued among the Board regarding the waiving of fees, in the amount of \$1,094.81. Director Wagner will request further details as to why this waiving of fees has been requested.

Manager Matters

Update and Discussion regarding 2020 Pool Season

Ms. Herman and Ms. Armitage provided an update on the 2020 pool season to the Board, reviewing the reservation system and concerns regarding the pool filter. Discussion ensued regarding replacing the both lateral pool filters, during the off season. No formal action was approved at this time.

Ms. Armitage noted that the YMCA will have the pool heater cleaned out.

Director Patterson noted that CLA and the YMCA 2020 pool system worked well and complimented the work performed by the lifeguards during the 2020 pool season.

Director Pell requested that preventative pool issues be discussed and proactively worked through, prior to the 2021 pool season.

Ms. Armitage noted that she is currently working through budget items for the 2020 budget, including capping stones, tiling, etc.

Discussion ensued among the Board regarding reopening the clubhouse. The Board approved reopening the clubhouse, subject to a waiver being signed before use.

Discuss 2021 Landscaping Options

Director Yosten reminded the Board that the ET Irrigation contract is a 2-year agreement and noted his opinion that going out to bid for management of landscaping services does not make sense at this time.

Following discussion, the Board agreed not to go out to bid for 2021 landscaping maintenance and snow removal services, at this time.

Other

There were no other Management Matters to discuss.

Next Meeting

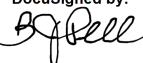
November 10, 2020 at 6:00 p.m., Tallyn's Reach Clubhouse – 2021 Budget Hearing

Following discussion, the Board did not confirm the next meeting date, at this time.

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 8:38 p.m.

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

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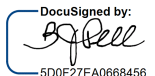
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