

TALLYN’S REACH AUTHORITY

8390 E. Crescent Pkwy., Suite 300
Greenwood Village, CO 80111
Phone: 303-779-5710
www.TallynsReachMetroDistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 19, 2024
TIME: 6:00 p.m.
LOCATION: Tallyn’s Reach Clubhouse
24900 E. Park Crescent Dr.
Aurora, CO 80016

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE AUTHORITY WILL BE PHYSICALLY PRESENT AND WILL ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE AUTHORITY MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND IN PERSON OR VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION BELOW.

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODE5NThiYzYtNmFiMy00Mjc4LWIxY2EtMTQyOTU2NTE2MjNh%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 576 061 00#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Harry Yosten (<i>appointed by MD2</i>)	President	May 2025
David Patterson (<i>appointed by MD3</i>)	Vice-President / Secretary	May 2027
BJ Pell (<i>appointed by MD2</i>)	Treasurer	May 2025
Mike Dell’Orfano (<i>appointed by MD3</i>)	Assistant Secretary	May 2025
Brian Crandall (<i>appointed by MDs 2&3</i>)	Assistant Secretary	May 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Adoption of Annual Administrative Matters Resolution (2025) (**enclosure**).

- a. 2025 Meeting Dates:
Third Tuesday of March, July, September and November, at 6:00 p.m.

II. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the Authority that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.

III. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

- A. Approval of the Minutes of the Regular Meeting on September 17, 2024, and Minutes of the Special Budget Work Session on November 13, 2024 (enclosures).
- B. Ratify approval of Independent Contractor Agreement with Brightview Landscape Services, Inc for winter 2024-2025 snow removal services (enclosure).
- C. Ratify approval of Independent Contractor Agreement with Brightview Landscape Services, Inc. for native mow services (enclosure).
- D. Ratify approval of Independent Contractor Agreement with F-M Concrete Inc. for chase drain services (enclosure).
- E. Ratify approval of 2023 Audit and its submission (enclosure).
- F. Ratify adoption of Amended and Restated Resolution Adopting a Video Recording Policy (enclosure).

IV. FINANCIAL MATTERS

- A. Review and consider approval of claims for period ending November 18, 2024, in the amount of \$640,926.00 (enclosure).
- B. Review and consider approval of unaudited financial statements as of September 30, 2024, and schedule of cash position updated as of October 30, 2024 (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
- D. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money (Budget enclosures; History of turf conversions).
- E. Amended and Restated Resolution Concerning the Imposition of Authority Fees (enclosure).
- F. Consider approval of engagement letter with Wipfli LLP to prepare the 2024 Audit (enclosure).
- G. Appoint District Accountant to prepare the 2026 Budget.

- H. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.
- I. Appointment of Board Member to sign the DLG-70 Certification of Tax Levies.

V. LEGAL MATTERS

- A. Discuss and consider adoption of Amended and Restated Public Records Request Policy (enclosure).
- B. Discussion on offer for mineral interests (enclosure).

VI. MANAGER MATTERS

- A. Update on Lowry CAP (enclosure).
- B. Review and consider O&G leasehold sale.
- C. Schedio Engineering Report.
- D. Xcel Energy (“Xcel”) update on street light poles and lights, landscaping and snow removal.
- E. Landscape matters.
 - a. City of Aurora IGA updates.
 - b. Update on 2024 TRA turf conversions to natives, and to shrubs & xeriscaping; Ark Ecological Report (enclosures).
 - c. Review and consider approval of 2025 Tree Maintenance / Plant Health Care from Brightview Landscape Services, Inc. in the amount of \$105,350.87 (enclosure).
 - d. Review and consider approval of proposal for 2025 Irrigation Management from ET Irrigation Management Specialist LLC in the amount of \$102,060.00 (enclosure).
 - e. Discuss snow removal on Authority owned private streets.
- F. Pool and clubhouse matters.
 - a. Acknowledge auto renewal of Agreement with Front Range Recreation for pool and clubhouse management for 2025.
 - b. Security updates. Consider appointment of two Security Committee members.
 - c. Discuss clubhouse reservation fees for 2025.
 - d. Discuss the 2019 Rules and Regulations, and 2019 Policies and Procedures, and direct CLA to propose updates as necessary.
 - e. Review and consider approval of proposal from Dark Star Construction for Outlook and Bridge updates, and trash enclosure updates (enclosure).
- G. Review and consider approval of proposal from Brightview Landscape Services, Inc. for 2025 annual flowers in the amount of \$17,754.83 (enclosure).
- H. Review and consider approval of Statements of Work under the Master Services Agreement with CliftonLarsonAllen LLP for 2025 accounting, management and billing services (enclosures).
- I. Website accessibility and related matters:

- a. Appoint website compliance coordinator.
- b. Review and consider approval of Independent Contractor Agreement with Heatherly Creative, LLC for 2025 website management and remediation services (enclosure).
- J. Review and consider approval of 2025 Landscape Maintenance Contract with Brightview Landscape Services, Inc. in the amount of \$267,964.00 (includes fuel break mowing) (enclosure).
- K. Review and consider approval of proposal from MFish Graphics LLC for signage in the amount of \$67,456.00 (enclosure).
- L. Review and consider approval of Open Space Management Proposal for Weed and Native Plant Management Program 2025 with Ark Ecological Services, LLC (enclosure).
- M. Review and consider approval of Independent Contractor Agreement with Radiant Lighting Services for 2025 Maintenance Services (enclosure).
- N. Review and consider approval of Property and Liability Coverage renewal for 2025 (enclosure). Discuss changes needed to property schedule, if any.
- O. Review and consider approval of workers' compensation for 2025 (enclosure).

VII. EXECUTIVE SESSION

VIII. OTHER MATTERS

- A. **Authority:** Next Board meeting is scheduled for March 18, 2025 at 6:00 p.m.

IX. ADJOURNMENT

There are no more regular meetings scheduled for 2024.