

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
TALLYN'S REACH AUTHORITY (THE "AUTHORITY")  
HELD  
SEPTEMBER 16, 2025

A regular meeting of the Board of Directors of the Tallyn's Reach Authority (referred to hereafter as the "Board") was convened on Tuesday, September 16, 2025, at 6:00 p.m. This meeting was held at the Tallyn's Reach Clubhouse, 24900 E. Park Crescent Drive, Aurora, Colorado 80016, and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

**Directors in attendance were:**

Harry Yosten, President  
David Patterson, Vice President/Secretary  
Morgan "Rusty" Deane, Assistant Secretary  
Brian Crandall, Assistant Secretary

Director BJ Pell, Treasurer, was absent and excused.

**Also, in attendance were:**

Celeste Terrell, Travis Andrews, Allison Williams and Terri Boroviak; CliftonLarsonAllen LLP ("CLA")  
Jon Wagner, Esq.; WBA, PC ("WBA")  
Lindsay Oakey; Front Range Recreation

**Residents/Homeowners in attendance were:**

Jonathan Eddy, Jon C. Haller, Kendra Evans and Saria Toma; Members of the public/homeowners

ADMINISTRATIVE MATTERS

**Call to Order and Agenda:**

The meeting was called to order at 6:00 p.m. The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Yosten, seconded by Director Deane and, upon vote, unanimously carried, the Board approved the Agenda, as amended to move the pool/clubhouse updates to the top of the Agenda.

**Disclosures of Potential Conflicts of Interest:**

Attorney Wagner advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Wagner reported that disclosures for those directors that provided WBA 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 Wagner 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 quorum or to otherwise enable the Board to act.

**Quorum, Location of Posting of Meeting Notice:**

The presence of a quorum was confirmed. This meeting was conducted via Microsoft Teams and in person and encouraged public participation either via Microsoft Teams or in person. The Board further noted that notice providing the time, date, location and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the Authority's boundaries.

**PUBLIC COMMENT**

There were no public comments.

**POOL AND CLUBHOUSE MATTERS**

The Board reviewed the equipment list. Following review, the Board directed Front Range Recreation to schedule the items listed and continue to schedule the items on an annual basis moving forward.

**EXECUTIVE SESSION**

Executive Session for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes, as it relates to Sanctuary Apartments.

Upon a motion duly made by Director Patterson, seconded by Director Yosten and, upon vote, unanimously carried, the Board entered into Executive Session at 6:02 p.m.

Upon a motion duly made by Director Patterson, seconded by Director Yosten and, upon vote, unanimously carried, the Board exited from Executive Session at 6:08 p.m.

No action was taken during the executive session.

**CONSENT AGENDA**

- Approve Minutes of the Regular Meeting on July 15, 2025
- Ratify approval of First Addendum to ICA with Front Range Recreation for pool filters in the amount of \$46,190.32
- Ratify approval of Thirteenth Addendum to ICA with Brightview Landscape Services, Inc. for weekly filling of tree bags in the amount of \$11,700.00
- Ratify approval of Fourteenth Addendum to the ICA with Brightview Landscape Services, Inc. for 2025 turf to cobble transitions in the amount of \$2,789.82
- Ratify approval of Fifteenth Addendum to ICA with Brightview Landscape Services, Inc. for removal of Russian Olive in the amount of \$10,113.78
- Ratify approval of Sixteenth Addendum to ICA with Brightview Landscape Services, Inc. for overseed areas from 2025 native list in the amount of \$7,890.40

Upon a motion duly made by Director Deane, seconded by Director Crandall and, upon vote, unanimously carried, the Board approved the Consent Agenda.

## FINANCIAL MATTERS

### **Payment of Claims:**

Ms. Boroviak reviewed the claims for the period ending September 9, 2025, in the amount of \$708,250.80 with the Board. Following discussion, upon a motion duly made by Director Yosten, seconded by Director Crandall and, upon vote, unanimously carried, the Board approved the claims, as presented.

### **July 31, 2025 Unaudited Financial Statements and Schedule of Cash Position Updated as of September 4, 2025:**

Ms. Boroviak reviewed the unaudited financial statements and cash position with the Board. Following discussion, upon a motion duly made by Director Deane, seconded by Director Yosten and, upon vote, unanimously carried, the Board accepted the July 31, 2025, Unaudited Financial Statements and Schedule of Cash Position updated as of September 4, 2025, as presented.

## LEGAL MATTERS

### **Amended and Restated License and Shared Cost Agreement:**

Attorney Wagner and Director Yosten reviewed the agreement with the Board. Following review, upon a motion duly made by Director Deane, seconded by Director Crandall and, upon vote, majority carried, the Board approved the Amended and Restated License and Shared Cost Agreement, as presented. Director Yosten abstained.

### **Median License Agreement:**

Attorney Wagner provided an update to the Board, noting that he received the draft agreement from the City of Aurora for snow removal services. There was no update regarding the medians.

## MANAGER MATTERS

### **Schedio Engineering Report:**

Ms. Terrell provided updates to the Board.

### **Landscape Matters:**

#### **Turf Conversion Reseeding and Weed Management:**

Ms. Terrell provided an update to the Board. Director Yosten discussed forbs present in the native areas. The City of Aurora will not remove them. It was noted that after two years, the native grasses will kill of the forbs.

#### **Landscaping Committee Meeting:**

#### **Pricing Agreement from Brightview Landscape Services, Inc. for Annual Snow Services:**

It was noted that there is a 3% increase in pricing for 2026 services. A question was posed regarding the removal of snow from 25 private streets. Following review and

discussion, upon a motion duly made by Director Crandall, seconded by Director Deane and, upon vote, unanimously carried, the Board approved the pricing agreement from Brightview Landscape Services, Inc., for annual snow services, as presented.

**Proposal from Brightview Landscape Services, Inc. for 2025-2026 Winter Watering:**

Following review, upon a motion duly made by Director Crandall, seconded by Director Yosten and, upon vote, unanimously carried, the Board approved the proposal from Brightview Landscape Services, Inc. for 2025-2026 winter watering in the amount of \$40,500.00, as presented.

**Common Area Water Usage:**

Director Yosten provided an update to the Board, noting that the usage is over 1 million gallons on six of the meters. Five of the meters were over usage due to the irrigation of native conversion spaces, while the other meter is over because the city turned it off without notifying the District, resulting in water being sent to the other meter. Following discussion, the Board directed Director Yosten to work with Aurora Water and/or city council to have all meter usage combined for tier billing.

**Tree Removal, Replacement and Trimming:**

Ms. Terrell provided an update to the Board, noting that the dead trees have been removed and replaced with new trees and trimming is underway.

**Native Grass Article on District Website:**

Director Yosten reviewed the posting with the Board. Following review, the Board directed CLA to post the native grass article to the District website.

**Website Compliance:**

Ms. Terrell provided an update to the Board, noting that the website is compliant.

It was also stated that the old marketing signs and the construction trailers at the library are being removed.

**OTHER MATTERS**

**Next Board Meeting is Scheduled for November 18, 2025 at 6:00 p.m.:**

The Board would like to schedule a budget work session for October 20, 2025.

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon a motion duly made by Director Crandall, seconded by Director Yosten and, upon vote, unanimously carried, the meeting was adjourned at 7:09 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting