

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
TALLYN’S REACH AUTHORITY (THE “AUTHORITY”)
HELD
MARCH 17, 2026

A regular meeting of the Board of Directors of the Tallyn’s Reach Authority (referred to hereafter as the “Board”) was convened on Tuesday, March 17, 2026, 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:

BJ Pell, Treasurer
Morgan “Dusty” Deane, Assistant Secretary
Brian Baisch, Director

Also, in attendance were:

Celeste Terrell, Shauna D’Amato, Terri Boroviak and Allison Williams;
CliftonLarsonAllen LLP (“CLA”)
Jon Wagner, Esq.; WBA, PC (“WBA”)
Dave Lyskawa and Adam Bies; Tallyn’s Reach Metropolitan District No. 2 Board Members

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 Deane, seconded by Director Pell and, upon vote unanimously carried, the Board approved the Agenda, as presented.

Resignation of Harry Yosten from the Board of Directors of the Authority:

The Board acknowledged the resignation of Director Yosten effective 5:00 p.m. on March 16, 2026. It was noted that Brian Baisch was appointed by Tallyn’s Reach Metropolitan District No. 2 to the Tallyn’s Reach Authority Board on March 16, 2026.

Appointment of Officers – Board President Position:

Following discussion, upon a motion duly made by Director Pell, seconded by Director Deane and, upon vote unanimously carried, the following slate of officers were appointed for the District:

President: Brian Crandall
Vice-President/Secretary: David Patterson
Treasurer: BJ Pell
Assistant Secretary: Morgan “Rusty” Deane
Assistant Secretary: Brian Baisch

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 Meeting and 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.

CONSENT AGENDA

- Approve Minutes of the Regular Meeting on November 18, 2025
- Ratify approval of Amended and Restated License and Shared Cost Agreement with Fieldstone at Tallyn's Reach Homeowners Association, Inc. for landscape and irrigation
- Ratify approval of Independent Contractor Agreement with BrightView Landscape Services, Inc. for 2026 Landscape Management
- Ratify approval of First Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Tree Replacement in the amount of \$2,029.47
- Ratify approval of Second Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for 2026 Tree Maintenance and Plant Health Care in the amount of \$105,350.87
- Ratify approval of Third Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Tree Pruning in the amount of \$27,076.93
- Ratify approval of Fourth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Landscape Enhancements in the amount of \$65,038.88

- Ratify approval of Fifth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for 2026 Mulch Top Dress in the amount of \$49,999.99
- Ratify approval of Sixth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Drainage Repair Along Smoky Hill in the amount of \$6,822.67
- Ratify approval of Amended Sixth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Drainage Repair Along Smoky Hill in the amount of \$3,827.92
- Ratify approval of Seventh Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Emerald Ash Borer Soil Injection in the amount of \$8,166.67
- Ratify approval of Nineteenth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Updated Estimate on 2026 Turf to Native Conversion in the amount of \$207,648.02
- Ratify approval of Twentieth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for Turf Mite Spray in the amount of \$9,830.67
- Ratify approval of Twentieth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for 2026 Annual Flowers in the amount of \$17,754.83
- Ratify approval of contract with Chavez Services, LLC for Sidewalk Repair Services in the amount of \$7,265.20
- Ratify approval of Independent Contractor Agreement with ET Irrigation Management Specialist, LLC for 2026 Irrigation System Management Services in the amount of \$102,060.00
- Ratify approval of First Addendum to Independent Contractor Agreement with ET Irrigation Management Specialist, LLC for Mainline Replacement
- Ratify approval of Independent Contractor Agreement with Radiant Lighting Services, Inc. for Light Maintenance Services
- Ratify approval of First Addendum to Independent Contractor Agreement with TerraCraft LLC for Lighting Services in the amount of \$13,675.04
- Ratify approval of Public Service Company of Colorado Utility Easement at Smoky Hill Road and Arapahoe Road

- Ratify approval of Independent Contractor Agreement with Hydropoint Data Systems, Inc. for Weathertrak Central Service Subscription in the amount of \$15,285.00

Upon a motion duly made by Director Pell, seconded by Director Deane and, upon vote unanimously carried, the Board approved/ratified approval of the Consent Agenda.

FINANCIAL MATTERS

Payment of Claims:

Ms. Boroviak reviewed the claims for the period ending March 10, 2026, in the amount of \$541,690.35 with the Board. Following discussion, upon a motion duly made by Director Deane, seconded by Director Pell and, upon vote unanimously carried, the Board approved the claims, as presented.

December 31, 2025 Unaudited Financial Statements and Schedule of Cash Position Updated as of March 3, 2026:

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 Pell and, upon vote unanimously carried, the Board accepted the December 31, 2025, Unaudited Financial Statements and Schedule of Cash Position updated as of March 3, 2026, as presented.

Authorizing Bill.com Signatory:

The Board authorized Director Crandall to be the additional Bill.com signatory.

LEGAL MATTERS

Right of Entry Agreement with the City of Aurora for Snow Removal:

Attorney Wagner noted that the agreement is to allow the Authority to remove snow from City of Aurora areas within Tallyn's Reach. Upon a motion duly made by Director Pell, seconded by Director Baisch and, upon vote unanimously carried, the Board approved the Right of Entry Agreement with the City of Aurora for snow removal, as presented.

MANAGER MATTERS

Schedio Engineering Report:

Ms. Terrell provided updates to the Board, noting that Schedio is finishing up the sidewalk repairs and working with E470 on Pond 7 erosion repairs. CLA is collaborating with Schedio on recommendations for street and sidewalk repairs in 2026.

Landscape Matters:

Ms. Terrell discussed drought watering restrictions with the Board. ET Irrigation recommended not making revisions to the watering schedule or turf conversions at this time. The Board discussed not planting annuals or new trees but wants to keep the park green as much as possible. Further discussion ensued regarding native mowing and fire bans and the possibility of adding additional fire ban mowings in 2026. Director Pell provided an update on monument lighting.

City of Aurora IGA Updates:

Attorney Wagner stated that he has met with the City of Aurora and the City of Aurora is currently reviewing the 2024 Intergovernmental Agreement for a license to perform median maintenance. He further discussed the agreement with Xcel for snow removal and native grass maintenance. Following discussion, the Board directed Attorney Wagner to work with Xcel on the license agreement for mowing and snow removal.

Pool and Clubhouse Matters:

The swim team provided dates, and it was noted that CLA is working with BrightView on additions to the overlook to prevent people from climbing on the roof.

Parking Enforcement on Authority Owned Public Streets:

Ms. Terrell and Attorney Wagner provided information regarding the parking resolution. The current resolution does not include enforcement on the Authority owned public streets/cul-de-sacs. Following discussion, the Board directed Attorney Wagner to review the COA regulations for recommendations to be discussed at the next Board meeting.

EXECUTIVE SESSION

An executive session was not needed.

OTHER MATTERS

Discussion ensued regarding streetlights on Arapahoe from Tallyn's Reach Parkway to Smoky Hill. The Board mentioned that the lights are too bright and would prefer to see more uniform distribution. CLA will contact the City and work with Director Baisch on a possible solution to the matter.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Pell, seconded by Director Baisch and, upon vote unanimously carried, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting