TALLYN'S REACH AUTHORITY

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.TallynsReachMetroDistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 17, 2026
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/meet/249719056105271?p=1hpvCL18lhVnhUctXP

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 557 975 901#

Board of Directors	Office	Term Expires
Brian Crandall (*appointed by MDs 2&3)*	President	May 2029
David Patterson *(appointed by MD3)*	Vice-President /Secretary	May 2027
BJ Pell *(appointed by MD2)*	Treasurer	May 2027
Morgan "Rusty" Deane *(appointed by MD3)*	Assistant Secretary	May 2029
Brian Baisch (*appointed by MD 2)*	Assistant Secretary	May 2029

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. Consider adoption of 2027 Annual Administrative Resolution (enclosure).

i. 2027 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 15, 2026 and the October 21, 2026 Special Meeting/Budget Workshop (enclosures).

B. Ratify approval of 2025 Audit and its submission (enclosure).

C. Ratify approval of contract with SavATree, LLC for 2026 holiday décor in the amount of $17,145.72 (enclosure).

D. Ratify Independent Contractor Agreement with BrightView Landscape Services, Inc. for 2027 landscape management (enclosure).

E. Ratify Independent Contractor Agreement with BrightView Landscape Services, Inc. for 2026-2027 snow removal (enclosure).

F. Ratify Fourteenth Addendum to Independent Contractor Agreement with BrightView Landscape Services, Inc. for 2026-2027 winter watering in the amount of $40,500.00 (enclosure).

G. Ratify Independent Contractor Agreement with Chavez Services LLC for asphalt repair in the amount of $118,341.60 (enclosure).

IV. FINANCIAL MATTERS

A. Review and consider approval of claims for period ending November 12, 2026, in the amount of $384,292.00 (enclosure).

B. Review and consider approval of September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position updated as of November 5, 2026 (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (enclosures).

E. Consider approval of engagement letter with Wipfli LLP to prepare the 2026 Audit (to be distributed).

F. Appoint District Accountant to prepare the 2028 Budget.

G. Review and acknowledge CLA Cash Access Policy (enclosure).

V. LEGAL MATTERS

A. Consider approval of Second Amendment to Amended and Restated Fee Resolution (enclosure).

B. Consider approval of Engagement Letter with WBA, PC for legal services (enclosure).

C. 2026 Legislative Update.

VI. MANAGER MATTERS

A. Schedio Engineering Report.

i. Review and consider approval of proposal for Pond 7 restoration and design evaluation services (enclosure).

B. Landscape matters.

i. City of Aurora IGA updates.

ii. Review and consider approval of proposal from ET Irrigation for 2027 irrigation management in the amount of $112,259.00 (enclosure).

iii. Review and consider approval of proposals from BrightView Landscape Services:

a. Overseeding previous Turf to Native Conversion Areas from 2025 in the amount of $12,843.60 (enclosure).

b. 2027 Landscape Enhancement Bids (enclosure).

c. 2026-2027 Winter Watering in the amount of $40,500.00 (enclosure).

d. 2027 Annual Flowers in the amount of $19,807.52 (enclosure).

e. 2027 Tree Maintenance/Plant Health Care in the amount of $101,779.65 (enclosure).

f. 2027 Mulch Top Dress in the amount of $38,651.98 (enclosure).

C. Pool and clubhouse matters.

i. Review and consider approval of agreement with Front Range Recreation for 2027-2029 swimming pool management services (enclosure).

ii. Discuss clubhouse reservation fees for 2027.

D. Review and consider approval of Statements of Work under the Master Services Agreement with CliftonLarsonAllen LLP for 2027 Accounting, Management and Billing Services (enclosures).

E. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to the property schedule, if any (to be distributed).

F. Review and consider approval of workers' compensation for 2027 (enclosure).

VII. EXECUTIVE SESSION

VIII. OTHER MATTERS

IX. ADJOURNMENT

There are no more regular meetings scheduled for 2026.