

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
TALLYN'S REACH AUTHORITY (THE "AUTHORITY")
HELD
JULY 15, 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, July 15, 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
BJ Pell, Treasurer
Morgan "Rusty" Deane, Assistant Secretary
Brian Crandall, Assistant Secretary

Also, in attendance were:

Celeste Terrell, Shauna D'Amato and Terri Boroviak; CliftonLarsonAllen LLP ("CLA")
Blair M. Dickhoner, Esq.; White Bear Ankele Tanaka & Waldron ("WBA")
Drew Oakey and Lindsay Oakey; Front Range Recreation

Residents/Homeowners in attendance were:

Linda Hernandez, Leeann Mitchell, Aiad Toma, Sara Pirrami, Melissa Pirrami and Kellen Burl; Members of the public/homeowners

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 6:04 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 "Pool Items" to after "Public Comment."

Disclosures of Potential Conflicts of Interest:

Attorney Dickhoner advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Dickhoner 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 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 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

A homeowner expressed concerns regarding the lack of landscaping next to their home and is seeking reimbursement for maintaining it. Homeowners also discussed concerns over turf conversions and requested the conversion area be changed back to bluegrass. The Board declined both requests.

Pool and Clubhouse Matters:

Pool and Clubhouse Equipment Assessment:

The Board reviewed the pool assessment list, discussing filter replacement. Front Range will send the Board a proposal for filter replacement and tile replacement.

Following discussion, upon a motion duly made by Director Yosten, seconded by Director Crandall and, upon vote, unanimously carried, the Board approved purchase a cover for the wader pool.

Following discussion, upon a motion duly made by Director Yosten, seconded by Director Deane and, upon vote, unanimously carried, the Board authorized the review and approval of the filter proposal for materials in an amount not to exceed \$80,000.00.

Future Planning for Authority Assets:

Director Deane requested that the pool assessment and upcoming clubhouse assessment be added into the Reserve Study. Discussion ensued regarding utilizing the Reserve Study to assist with future capital project planning.

CONSENT AGENDA

- Approve Minutes of the Special Meeting on May 13, 2025
- Ratify adoption of Resolution Regarding Uniform Parking Rules and Regulations
- Ratify approval of Independent Contractor Agreement with TerraCraft, LLC for lighting services in the amount of \$21,715.04
- Ratify approval of Fourth Addendum to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for Russian Olive tree branch pick up in the amount of \$5,585.94
- Ratify approval of First Addendum to Independent Contractor Agreement with Front Range Recreation for pool area fence and clubhouse railing services in the amount of \$8,996.00

- Ratify approval of Eleventh Addendum to Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2025 tree replacements in the amount of \$10,528.96
- Ratify approval of Twelfth Addendum to Independent Contractor Agreement with Brightview Landscape Services, Inc. for dead pine removal behind 24355 E. Briarwood Ave in the amount of \$16,450.66

Upon a motion duly made by Director Yosten, seconded by Director Deane 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 June 10, 2025, in the amount of \$599,119.14 with the Board. Following discussion, upon a motion duly made by Director Crandall, seconded by Director Pell and, upon vote, unanimously carried, the Board approved the claims, as presented.

May 31, 2025 Unaudited Financial Statements and Schedule of Cash Position Updated as of June 7, 2025:

Ms. Boroviak reviewed the unaudited financial statements and cash position with the Board. Following discussion, upon a motion duly made by Director Crandall, seconded by Director Yosten and, upon vote, unanimously carried, the Board accepted the May 31, 2025, Unaudited Financial Statements and Schedule of Cash Position updated as of June 7, 2025, as presented.

Final 2024 Audit:

Ms. Boroviak reviewed the final 2024 Audit with the Board. Following review, upon a motion duly made by Director Yosten, seconded by Director Crandall and, upon vote, unanimously carried, the Board accepted the final 2024 Audit, subject to final legal review and a clean opinion from auditor.

LEGAL MATTERS

HB25-1219:

Attorney Dickhoner provided an update to the Board regarding how the new bill impacts District transparency and annual meetings.

MANAGER MATTERS

Schedio Engineering Report:

Ms. Terrell provided updates to the Board, discussing the pond proposal and noting that sidewalk repairs are in progress and E-470 will meet during the summer.

Xcel Energy (“Xcel”) Update on Street Light Poles and Lights, Landscaping and Snow Removal:

Ms. Terrell provided an update to the Board, noting that the city will not take 15 “orphaned” lights. The Authority will add them to the list of assets. CLA is currently reviewing the Xcel light poles for missing metal plates and there has been no response from Xcel

concerning the agreement for the Authority to maintain Xcel areas within Tallyn's Reach. Due to this, the Authority will discontinue providing services to those areas.

Landscape Matters:

City of Aurora IGA:

Ms. Terrell had no updates.

2025 TRA Turf Conversions to Natives, and to Shrubs & Xeriscaping:

Turf conversions are underway. Brightview needs to submit after-pictures to the city to complete the rebate process.

Conversion Space Next to 25007 E Geddes Circle:

A homeowner contacted CLA regarding the large amount of runoff occurring after heavy rainstorms. Brightview Landscaping cleaned up the mud in the area and placed an erosion blanket to mitigate potential future runoff.

Conversion Space on 25043 E Roxbury Place:

This item was discussed above during Public Comment.

Glasgow Reimbursement Request:

This item was discussed above during Public Comment.

Authority Tree on Easter Place:

Ms. Terrell noted that this item was discussed at the previous Board meeting. The Homeowner stated he would be in attendance to discuss the item further but did not attend. There was no further discussion.

Goodard School Operations Fee:

Ms. Terrell provided an update to the Board, noting that the owner of Goodard School has responded to the letter sent from the Authority alerting the owner of potential commercial operations fees to be imposed on Goodard School. The owner stated that she would attend the budget hearing to discuss it with the Board.

OTHER MATTERS

Next Board Meeting is Scheduled for September 16, 2025 at 6:00 p.m.:

The next meeting date was acknowledged.

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 7:57 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting