

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
TALLYN'S REACH AUTHORITY (THE "AUTHORITY")
HELD
APRIL 29, 2026

A special meeting of the Board of Directors of the Tallyn's Reach Authority (referred to hereafter as the "Board") was convened on Wednesday, April 29, 2026, at 6:00 p.m. This meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Brian Crandall, President
David Patterson, Vice-President/Secretary
BJ Pell, Treasurer
Morgan "Dusty" Deane, Assistant Secretary
Brian Baisch, Assistant Secretary

Also, in attendance were:

Shauna D'Amato, Terri Boroviak and Allison Williams; CliftonLarsonAllen LLP ("CLA")
Jon L. Wagner, Esq.; WBA, PC
Courtney Kramer and John Eddy; SGR, LLC
Harry Yosten; Member of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 6:01 p.m. The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Pell, seconded by Director Baisch and, upon vote unanimously carried, the Board approved the Agenda, as presented.

Disclosures of Potential Conflicts of Interest:

The Board was advised that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. It was 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. It was inquired 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 encouraged public participation via Microsoft Teams. 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 taxing electors within the Authority's boundaries.

PUBLIC COMMENT

There were no public comments.

LEGAL MATTERS

Executive Session for the Purpose of Receiving Legal Advice on Specific Legal Questions under CRS 24-6-402(4)(b), Namely Litigation with TREA SH Tallyn's Reach, LLC:

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

The Board exited from Executive Session at 7:29 p.m.

Pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during the executive session.

OTHER MATTERS

Engagement Letter with Special Counsel for Litigation Matters:

This item was deferred.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:29 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting