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: July 21, 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/240277627345541?p=bBmCyKghhI7Kh51JiC

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 717 648 038#

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.

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 March 17, 2026, the Minutes of the Special Meeting on April 29, 2026, the Minutes of the Special Meeting on May 11, 2026, and the Minutes of the Special Meeting on May 14, 2026 (enclosures).

B. Ratify approval of Second Addendum to the Independent Contractor Agreement with TerraCraft, LLC for lighting services in the amount of $13,175.04 (enclosure).

C. Ratify approval of Third Addendum to the Independent Contractor Agreement with TerraCraft, LLC for lighting services in the amount of $2,145.00 (enclosure).

D. Ratify approval of Eighth Addendum to 2026 Independent Contractor Agreement with BrightView Landscape Services, Inc. for moisture manager application in the amount of $13,246.17 (enclosure).

E. Ratify approval of Ninth Addendum to 2026 Independent Contractor Agreement with BrightView Landscape Services, Inc. for boulder installation at monuments in the amount of $2,792.63 (enclosure).

F. Ratify approval of Tenth Addendum to 2026 Independent Contractor Agreement with BrightView Landscape Services, Inc. for tree removal in the amount of $9,333.33 (enclosure).

G. Ratify approval of Eleventh Addendum to 2026 Independent Contractor Agreement with BrightView Landscape Services, Inc. for tree installation in the amount of $2,407.26 (enclosure).

H. Ratify approval of Twelfth Addendum to 2026 Independent Contractor Agreement with BrightView Landscape Services, Inc. for native to bed on Jackson Gap in the amount of $20,127.13 (enclosure).

I. Ratify approval of Thirteenth Addendum to 2026 Independent Contractor Agreement with BrightView Landscape Services, Inc. for fire mitigation pruning in the amount of $3,485.63 (enclosure).

IV. FINANCIAL MATTERS

A. Review and consider approval of claims for period ending July 14, 2026, in the amount of $894,455.26 (enclosure).

B. Review and consider approval of June 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).

C. Review and consider acceptance of final 2025 Audit (enclosure).

V. LEGAL MATTERS

A. Consider approval of Settlement Agreement with TREA SH Tallyn's Reach, LLC (to be distributed).

B. Review and consider approval of Amended and Restated Resolution Concerning Uniform Parking Rules and Regulations (enclosure).

VI. MANAGER MATTERS

A. Schedio Engineering Report.

i. Review and consider approval of Progress Roadway Inventory Condition Assessment from Schedio Group LLC (enclosure).

B. Landscape matters.

i. City of Aurora IGA updates.

ii. Updates on turf conversions and native mowing.

C. Pool and clubhouse matters.

i. Discuss non-resident pool fees.

D. Discuss and review current vendors and renewals.

VII. EXECUTIVE SESSION

VIII. OTHER MATTERS

IX. ADJOURNMENT

The next regular meeting is scheduled for September 15, 2026.