

TALLYN’S REACH AUTHORITY

8390 E. Crescent Pkwy., Suite 300
Greenwood Village, CO 80111
Phone: 303-779-5710
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NOTICE OF SPECIAL MEETING AND AGENDA

DATE: May 13, 2025
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/l/meetup-join/19%3ameeting_ZGRhNzEyNTQtZTBiYi00NjY5LTlkZGYtMWY5ZTViYTlwOTkz%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 451 342 219#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
David Patterson (<i>appointed by MD3</i>)	President	May 2027
Morgan “Rusty” Deane (<i>appointed by MD3</i>)	Vice-President / Asst. Secretary	May 2029
Harry Yosten (<i>appointed by MD2</i>)	Treasurer	May 2029
BJ Pell (<i>appointed by MD2</i>)	Assistant Secretary	May 2027
Brian Crandall (<i>appointed by MDs 2&3</i>)	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. Election of officers.

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 November 19, 2024 (enclosure).
- B. Ratify approval of Master Services Agreement with Streamline Software, Inc. for website services (enclosure).
- C. Ratify approval of Third Addendum to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2025 turf to native conversion services in the amount of \$74,841.82 (enclosure).
- D. 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 (enclosure).
- E. Ratify approval of Fifth Addendum to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for top mulch dress in the amount of \$49,999.99 (enclosure).
- F. Ratify approval of Sixth Addendum to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for landscape repair for Schedio Group in the amount of \$3,209.18 (enclosure).
- G. Ratify approval of Seventh Addendum to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for island repair from car damage at Coolidge and Arapahoe Road in the amount of \$3,423.63 (enclosure).
- H. Ratify approval of Eighth Addendum to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for 2025 perennial bed renovations in the amount of \$108,774.44 (enclosure).
- I. Ratify approval of Ninth Addendum to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for Briarwood entry monument renovation in

the amount of \$10,159.70 (enclosure).

- J. Ratify approval of Tenth Addendum to the Independent Contractor Agreement with Brightview Landscape Services, Inc. for additional turf to native areas for Priority 11 along Smoky Hill in the amount of \$8,656.39 (enclosure).
- K. Ratify approval of the Independent Contractor Agreement with Designscares Colorado, Inc. for sign lettering and wall repair in the amount of \$16,107.74 (enclosure).
- L. Ratify approval of the Independent Contractor Agreement with Just Be You, Inc. d/b/a Star Playground for engineered wood fiber surfacing installation in the amount of \$5,789.00 (enclosure).
- M. Ratify approval of Independent Contractor Agreement with Chavez Services, LLC for Hammerhead repair services in the total amount of \$114,117.95 (enclosure).
- N. Ratify approval of Independent Contractor Agreement with Lumin8 Transportation Technologies for streetlights in the amount of \$8,500.00 (enclosure).
- O. Ratify approval of Independent Contractor Agreement with AGW for ground water monitoring in the amount of \$5,600.00 (enclosure).
- P. Ratify approval of First Addendum to Independent Contractor Agreement with Designscares Colorado Inc. for the removal of old wooden monument sign from the intersection of S Aurora Pkwy and E Irish Dr. and replacement with Buff Flagstone Sign and of all turf with new plantings in the amount of \$88,747.08 (enclosure).
- Q. Ratify approval of Second Addendum to Independent Contractor Agreement with Designscares Colorado, Inc. for Perennial Color planting at sign on the corner of Arapahoe Road and Smoky Hill in the amount of \$18,853.67 (enclosure).
- R. Ratify appointment of website compliance coordinator as CliftonLarsonAllen LLP.
- S. Ratify proposal from Allyant for website document remediation in the amount of \$3,602.26 (enclosure).

IV. FINANCIAL MATTERS

- A. Review and consider approval of claims for period ending May 9, 2025, in the amount of \$1,052,473.78 (enclosure).
- B. Review and consider approval of March 31, 2025 Unaudited Financial Statements and Schedule of Cash Position updated as of May 6, 2025 (enclosure).
- C. Review and consider approval of the draft 2024 Audit (enclosure).

V. LEGAL MATTERS

VI. MANAGER MATTERS

- A. Schedio Engineering Report.
 - a. Review and consider approval of proposal from Terra Craft for entertaining area at south of club house in the amount of \$10,525.00 (enclosure).
 - b. Review and consider approval of proposal from Terra Craft for pool lights in the amount of \$41,805.12 (enclosure).
 - c. Review and consider approval of proposal from Terra Craft for lights on north side of parking lot in the amount of \$28,955.04 (enclosure).
 - d. Review and consider approval of proposal from Terra Craft for lights on south side of paver drive in the amount of \$21,715.04 (enclosure).
- B. Xcel Energy (“Xcel”) update on street light poles and lights, landscaping and snow removal.
- C. Landscape matters.
 - a. City of Aurora IGA updates.
 - b. Update on 2024 TRA turf conversions to natives, and to shrubs & xeriscaping.
 - c. Discuss Turf Conversion Allocation Agreement and Capital Recovery Agreements.
 - d. Review owner request for tree trimming or removal adjacent to 24517 E. Easter Place and consider approval of proposal from BrightView Landscape Services for tree pruning services in the amount of \$2,933.33 (enclosure).
 - e. Review and consider approval of proposal from BrightView Landscape Services, Inc. for trail project (enclosure).
 - f. Discuss motor vehicle damage at corner of Arapahoe Road and Coolidge and claims for reimbursement of costs of damage.
 - g. Discuss Pond 7 area License Agreement with E470 and request for reimbursement for certain 2024 maintenance items in the licensed areas. Discuss Schedio 2025 actions and recommendations for Pond 7.
 - h. Discuss progress on 2024 and 2025 monument projects.
- D. Pool and clubhouse matters.

- a. Pool policy update (enclosure).
 - b. Recommended pool rules from Front Range Recreation (enclosure).
 - c. Discuss 4th of July pool hours.
 - d. Review and consider approval of proposal from Dark Star Construction for pool area fence replacement in the amount of \$8,996.00 (enclosure).
 - e. Review and consider approval of proposal from Dark Star Construction for painting of clubhouse railings in the amount of \$4,957.00 (enclosure).
- E. Discuss delinquent fees and taxes.
 - F. Discussion on offer for mineral interests (enclosure).
 - G. Discuss Goodard School Operations & Maintenance (“O&M”) fees (enclosure).
 - H. Discuss CliftonLarsonAllen LLP’s updated Statements of Work (“SOW”) (enclosures).

VII. OTHER MATTERS

- A. **Authority:** Next Board meeting is scheduled for July 15, 2025 at 6:00 p.m.

VIII. ADJOURNMENT

The next regular meeting is scheduled for July 15, 2025 at 6:00 p.m.