

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
TALLYN'S REACH AUTHORITY (THE "AUTHORITY")
HELD
JULY 21, 2026

A regular meeting of the Board of Directors of the Tallyn's Reach Authority (referred to hereafter as the "Board") was convened on July 21, 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
BJ Pell, Treasurer
Morgan "Rusty" Deane, Assistant Secretary
Brian Baisch, Assistant Secretary

Director Patterson, Vice-President/Secretary, was absent and excused.

Also, in attendance were:

Celeste Terrell, Shauna D'Amato, Terri Boroviak, Allison Williams and Danielle Cohen;
CliftonLarsonAllen LLP ("CLA")
Jon L. Wagner, Esq.; WBA, PC
Courtney Kramer; SGR, LLC
Tom Herold, Michael Miller and Cindy Frey; Members of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 6:29 p.m. The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Crandall, seconded by Director Pell and, upon vote unanimously carried, the Board approved the Agenda, and excused the absence of Director Patterson.

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 taxpaying electors within the Authority's boundaries.

PUBLIC COMMENT

Questions were posed regarding front yards and watering.

CONSENT AGENDA

Ms. Terrell discussed the consent agenda items with the Board. Following discussion, upon a motion duly made by Director Crandall, seconded by Director Deane and, upon vote, unanimously carried, the Board approved the consent agenda items, as presented.

- Approve Minutes of the Regular Meeting on March 17, 2026, Minutes of the Special Meeting on April 29, 2026, Minutes of the Special Meeting on May 11, 2026, and Minutes of the Special Meeting on May 14, 2026
- Ratify approval of Second Addendum to the Independent Contractor Agreement with TerraCraft, LLC for lighting services in the amount of \$13,175.04
- Ratify approval of Third Addendum to the Independent Contractor Agreement with TerraCraft, LLC for lighting services in the amount of \$2,145.00
- 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
- 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
- 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
- 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
- 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
- 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

FINANCIAL MATTERS

Payment of Claims:

Ms. Boroviak reviewed the claims for the period ending July 14, 2026, in the amount of \$894,455.26 with the Board. Following discussion, upon a motion duly made by Director Crandall, seconded by Director Deane and, upon vote unanimously carried, the Board approved the claims, as presented.

June 30, 2026 Unaudited Financial Statements and Schedule of Cash Position:

Ms. Boroviak reviewed the unaudited financial statements and cash position with the Board. Following discussion, upon a motion duly made by Director Pell, seconded by Director Crandall and, upon vote unanimously carried, the Board accepted the June 30, 2026, Unaudited Financial Statements and Schedule of Cash Position, as presented.

Final 2025 Audit:

Ms. Boroviak reviewed the 2025 Audit with the Board. Following discussion, upon a motion duly made by Director Crandall, seconded by Director Deane and, upon vote unanimously carried, the Board accepted the final 2025 Audit, subject to final legal review and a clean opinion from the auditor.

LEGAL MATTERS

Settlement Agreement with TREA SH Tallyn's Reach, LLC:

Attorney Wagner reviewed the agreement with the Board. Following review and discussion, upon a motion duly made by Director Pell, seconded by Director Baisch and, upon vote unanimously carried, the Board unanimously approved the Settlement Agreement with TREA SH Tallyn's Reach, LLC, as presented.

Ms. Boroviak further discussed the financial impact of the settlement with the Board.

Amended and Restated Resolution Concerning Uniform Parking Rules and Regulations:

Attorney Wagner reviewed the resolution with the Board. Following review and discussion, upon a motion duly made by Director Crandall, seconded by Director Deane and, upon vote unanimously carried, the Board approved the Amended and Restated Resolution Concerning Uniform Parking Rules and Regulations, as amended.

MANAGER MATTERS

Schedio Engineering Report:

Progress Roadway Inventory Condition Assessment from Schedio Group LLC:

Following review and discussion, upon a motion duly made by Director Pell, seconded by Director Crandall and, upon vote unanimously carried, the Board approved the Progress Roadway Inventory Condition Assessment from Schedio Group LLC, subject to additional project details from Schedio Group LLC and final review by Director Deane.

Landscape Matters:

City of Aurora IGA Updates:

Attorney Wagner provided updates to the Board, noting that legal counsel is working with Aurora City Council to get the IGA fully executed. Additionally, it was stated that the document from 2017 is being reviewed and signed by the City of Aurora.

Turf Conversions and Native Mowing:

It was noted that CLA is awaiting recommendations from the fire department and parks and recreation regarding native mowing. The Board agreed to follow the recommendations provided and requested adding information to the Board Meeting Summary E-blast regarding natives this season.

Pool and Clubhouse Matters:

Ms. Terrell discussed the polo team wanting to utilize the pool after hours. The Board requested additional details. Further discussion ensued regarding clubhouse maintenance items. The Board requested proposals to add a shade to one of the upper windows, to purchase a 6 ft by 8 ft table, and to install a digital thermostat. Ms. Terrell will follow up with AMS regarding monthly HVAC work. The Board also discussed tennis court replacement.

Non-Resident Pool Fees:

Attorney Wagner stated that non-residents pay \$1,080 annually for access to the pool and facilities which is equivalent to one year's worth of owner fees. Ms. Terrell will request information from Front Range regarding non-resident pool usage.

Current Vendors and Renewals:

Following discussion, the Board determined they would not request proposals for 2027 vendors. This item will be revisited next year.

EXECUTIVE SESSION

No executive session was needed.

OTHER MATTERS

Questions were posed regarding Xcel streetlights.

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 Pell and, upon vote unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

By _____
Secretary for the Meeting