TALLYN'S REACH METROPOLITAN DISTRICT NOS. 2 AND 3
2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.TallynsReachMetroDistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 17, 2026

TIME: 5:30 p.m.

LOCATION: Tallyn's Reach Clubhouse
24900 E Park Crescent Drive
Aurora, CO 80016

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/meet/257232411226954?p=8ux62NgGTVkWVcr3YA

To attend via telephone, dial 720-547-5281 and enter:
Phone Conference ID: 535 212 161#

DISTRICT 2: Board of Directors	**Office**	**Term Expires**
BJ Pell	President	May 2027
Brian Baisch	Secretary/Treasurer	May 2029
David Lyskawa	Director	May 2027
Adam Bies	Director	May 2027
VACANT	Director	May 2027

DISTRICT 3: Board of Directors	**Office**	**Term Expires**
David Patterson	President	May 2027
Brian Crandall	Vice President	May 2029
Marta Sinitsina	Secretary	May 2027
Morgan "Rusty" Deane	Assistant Secretary	May 2029
VACANT	Director	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. **[MD No. 3]** Acknowledge the resignation of Harry Yosten from the Board of Directors effective 5:00 p.m. on March 16, 2026.

E. **[MD No. 2]** Consider appointment of officers.

President: _____

Secretary: _____
Treasurer: _____
Assistant Secretary: _____
Assistant Secretary: _____

F. **[MD No. 3]** Consider appointment of officers.

President: _____
Secretary: _____
Treasurer: _____
Assistant Secretary: _____
Assistant Secretary: _____

G. **[MD Nos. 2 & 3]** Adoption of 2027 Joint Annual Administrative Resolution (enclosure).

i. 2027 Meeting Dates: Third Tuesday of November at 5:30 p.m.

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. **[MD Nos. 2 &3]** Approval of the Minutes of the Joint Regular Meeting on November 18, 2025 (enclosure).

B. **[MD No. 2]** Approval of the Minutes of the Special Meeting on March 16, 2026 (enclosure).

C. **[MD No. 3]** Approval of the Minutes of the Special Meeting on July 15, 2025 (enclosure).

D. **[MD No. 2]** Ratify approval of Resolution Appointing Member to the Tallyn's Reach Authority, No. 2 (enclosure).

E. **[MD No. 3]** Ratify approval of 2025 Audit filing (enclosure).

IV. FINANCIAL MATTERS

A. **[MD No. 2]** Review and consider approval of September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).

B. **[MD No. 2]** Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

C. **[MD No. 2]** Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (enclosures).

D. **[MD No. 2]** Appoint District Accountant to prepare the 2028 Budget.

E. **[MD No. 2]** Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form ("MLC") for certification to the Board of County Commissioners and other interested parties.

F. **[MD No. 2]** Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2026.

G. **[MD No. 2]** Review and acknowledge CLA Cash Access Policy (enclosure).

H. **[MD No. 3]** Review and consider approval of September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).

I. **[MD No. 3]** Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

J. **[MD No. 3]** Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (enclosures).

K. **[MD No. 3]** Appoint District Accountant to prepare the 2028 Budget.

L. **[MD No. 3]** Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form ("MLC") for certification to the Board of County Commissioners and other interested parties.

M. **[MD No. 3]** Consider approval of the engagement letter with Wipfli LLP to prepare the 2026 Audit (enclosure).

N. **[MD No. 3]** Review and acknowledge CLA Cash Access Policy (enclosure).

V. LEGAL MATTERS

A. **[MD Nos. 2 & 3]** Review and consider adoption of Resolution Calling May 4, 2027 Director Election (enclosure).

B. **[MD Nos. 2 & 3]** Review and consider approval of Quit Claim Deed (Tracts B and H, Filing 15) by and between Tallyn's Reach Metropolitan District No. 1 by and through the Districts (enclosure).

C. **[MD Nos. 2 & 3]** Consider approval of Resolution Designating Meeting Notice Posting Location (enclosure).

D. **[MD Nos. 2 & 3]** Consider approval of Engagement Letter with WBA, PC for Legal Services (enclosure).

E. **[MD Nos. 2 & 3]** Consider approval of Transaction Based Consent Letter (enclosure).

F. **[MD Nos. 2 & 3]** Consider approval of First Amendment to Establishment Agreement (enclosure).

G. **[MD Nos. 2 & 3]** 2026 Legislative Update.

VI. MANAGER MATTERS

A. **[MD No. 2]** Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule, if any (enclosure).

B. **[MD No. 2]** Review and consider approval of workers' compensation for 2027 (enclosure).

C. **[MD No. 2]** Acknowledge approval by the Tallyn's Reach Authority of Statements of Work under the Master Service Agreement with CliftonLarsonAllen LLP for 2027 Accounting, Management and Billing Services.

D. **[MD No. 3]** Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule, if any (enclosure).

E. **[MD No. 3]** Review and consider approval of workers' compensation for 2027 (enclosure).

F. **[MD No. 3]** Acknowledge approval by the Tallyn's Reach Authority of Statements of Work under the Master Service Agreement with CliftonLarsonAllen LLP for 2027 Accounting, Management and Billing services.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

There are no more regular meetings scheduled for 2026.