

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 18, 2025

TIME: 5:30 p.m.

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

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE DISTRICTS 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 DISTRICTS 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_ZjZmNWQzMmItNDlkYS00ZDUyLTNmMDgtZDYwZGQxZjhiMjA5%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: 770 870 092#

DISTRICT 2: Board of Directors

	<u>Office</u>	<u>Term Expires</u>
BJ Pell	President	May 2027
VACANT	Vice President	May 2029
Brian Baisch	Secretary/Treasurer	May 2029
VACANT	Assistant Secretary	May 2029
VACANT	Assistant Secretary	May 2027

DISTRICT 3: Board of Directors

	<u>Office</u>	<u>Term Expires</u>
David Patterson	President	May 2027
Brian Crandall	Vice President	May 2029
Harry Yosten	Treasurer	May 2029
Marta Sinitsina	Secretary	May 2027

Note: For ease and presentation, the Tallyn’s Reach Metropolitan District Nos. 2 and 3 (each a “District,” and collectively, the “Districts”) will be meeting at the same time and considering the agenda below. However, each Board of Directors of the Districts (“Board”) will consider agenda items separately and take separate actions. If an agenda item is to be considered by a single District, it will be so noted on the agenda.

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. **MD2&3:** Adoption of Joint Annual Administrative Resolution (enclosure).
 - i. 2026 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. **MD2&3:** Approval of the Minutes of the Joint Special Meeting on May 7, 2025 (enclosure).
- B. **MD3:** Ratify approval of 2024 Audit filing (enclosure).

IV. FINANCIAL MATTERS

- A. **MD2:** Review and consider approval of September 30, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosures).
- B. **MD2:** Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
- C. **MD2:** Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution No. 2025-11-01 to Adopt the 2026 Budget and Appropriate Sums of Money (enclosures).

- D. **MD2:** Appoint District Accountant to prepare the 2027 Budget.
- E. **MD2:** 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. **MD2:** Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2025.
- G. **MD3:** Review and consider approval of September 30, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- H. **MD3:** Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
- I. **MD3:** Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution No. 2025-11-01 to Adopt the 2026 Budget and Appropriate Sums of Money (enclosures).
- J. **MD3:** Appoint District Accountant to prepare the 2027 Budget.
- K. **MD3:** 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.
- L. **MD3:** Consider approval of the engagement letter with Wipfli LLP to prepare the 2025 Audit (to be distributed).

V. LEGAL MATTERS

- A. **MD2&3:** Consider approval of Engagement Letter from WBA, PC., for legal services (enclosure).

VI. MANAGER MATTERS

- A. **MD2:** Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule, if any (enclosure).
- B. **MD2:** Review and consider approval of workers’ compensation for 2026 (enclosure).
- C. **MD2:** Acknowledge approval by the Tallyn’s Reach Authority of Statements of Work under the Master Service Agreement with CliftonLarsonAllen LLP for 2026 accounting, management and billing services. Review and acknowledge CLA Cash Access Policy (enclosure).
- D. **MD3:** Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule, if any (enclosure).

- E. **MD3:** Review and consider approval of workers' compensation for 2026 (enclosure).
- F. **MD3:** Acknowledge approval by the Tallyn's Reach Authority of Statements of Work under the Master Service Agreement with CliftonLarsonAllen LLP for 2026 accounting, management and billing services. Review and acknowledge CLA Cash Access Policy (enclosure).

VII. OTHER BUSINESS

VIII. ADJOURNMENT

There are no more regular meetings scheduled for 2025.