

MINUTES OF A JOINT SPECIAL MEETING (2026 BUDGET WORK SESSION) OF  
THE BOARD OF DIRECTORS OF THE  
TALLYN'S REACH AUTHORITY AND TALLYN'S REACH METROPOLITAN DISTRICT  
NOS. 2 AND 3  
HELD  
OCTOBER 21, 2025

A joint special meeting (2026 budget work session) of the Boards of Directors of the Tallyn's Reach Authority and Tallyn's Reach Metropolitan District Nos. 2 and 3 (collectively referred to hereafter as the "Boards") was convened on Tuesday, October 21, 2025, at 10:00 a.m. This meeting was held at the Tallyn's Reach Clubhouse, 24900 E. Park Crescent Drive, Aurora, Colorado 80016, and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

**Directors in attendance for the Authority:**

Harry Yosten, President (attending in person)

David Patterson, Vice President/Secretary (attending via MS Teams)

BJ Pell, Treasurer (attending in person)

Brian Crandall, Assistant Secretary (attending via MS Teams)

Director Morgan "Rusty" Deane, Assistant Secretary, was absent and excused.

**Directors in attendance for MD2:**

BJ Pell, President (attending in person)

Director Brian Baisch, Secretary/Treasurer, was absent and excused.

**Directors in attendance for MD3:**

David Patterson, President (attending via MS Teams)

Brian Crandall, Vice President (attending via MS Teams)

Harry Yosten, Treasurer (attending in person)

Marta Sinitsina, Secretary (attending via MS Teams)

Director Morgan "Rusty" Deane, Assistant Secretary, was absent and excused.

**Also, in attendance were:**

Celeste Terrell, Shauna D'Amato, Allison Williams and Terri Boroviak;  
CliftonLarsonAllen LLP ("CLA")

ADMINISTRATIVE MATTERS

**Call to Order and Agenda:**

The meeting was called to order at 10:09 a.m. The Boards reviewed the Agenda for the meeting. The Joint Boards reviewed the purpose of the Workshop. Following discussion, upon a motion duly made and seconded, upon vote and unanimously carried, the Boards approved the Agenda, as presented.

**Disclosures of Potential Conflicts of Interest:**

Ms. Terrell advised the Board that, pursuant to Colorado law, certain disclosures might be

required prior to taking official action at the meeting. Ms. Terrell 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. Ms. Terrell inquired into 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

**Quorum, Location of Posting of Meeting Notice:**

The presence of a quorum was confirmed for each of the Boards. This meeting was conducted via Microsoft Teams and in person. The Boards 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 or the time and date of the meeting were made.

**PUBLIC COMMENT**

There were no public comments.

**FINANCIAL MATTERS**

**MD2 2026 Draft Budget:**

Ms. Boroviak reviewed the proposed D2 budget with the Board. No changes were made, and the budget was recommended for adoption.

**Mill Levy to Pay 2026 Administration Expenses:**

The D2 Board reviewed the mill levy necessary to pay 2026 administration expenses. No changes were made.

**Mill Levy to Provide Funds to the Authority General Fund:**

The D2 Board reviewed the mill levy necessary to provide funds to the Authority General Fund. No changes were made.

**Mill Levy to Provide Funds to the Authority Capital Fund:**

The D2 Board reviewed the mill levy necessary to provide funds to the Authority Capital Fund. No changes were made.

**MD3 2026 Draft Budget:**

Ms. Boroviak reviewed the proposed D3 budget with the Board. No changes were made, and the budget was recommended for adoption.

**Mill Levy to Raise Sufficient Necessary Funds to Pay 2026 Administration Expenses:**

The D3 Board reviewed the mill levy to raise sufficient necessary funds to pay 2026 administration expenses. No changes were made.

**Mill Levy to Raise Sufficient Necessary Funds to Pay 2026 Debt Principal & Interest:**

The D3 Board reviewed the mill levy to raise sufficient necessary funds to pay 2026 debt principal and interest. No changes were made.

**Mill Levy to Provide Funds to the Authority General Fund:**

The D3 Board reviewed the mill levy to provide funds to the Authority General Fund. No changes were made

**Authority Draft 2026 Budget:**

Ms. Boroviak reviewed the proposed Authority budget with the Joint Boards. The Board discussed changes to various items within the budget. Ms. Boroviak will incorporate the suggested changes into the budget that will then be considered for adoption at the November meeting.

**Capital Fund Expenditures and Revenues as Drafted:**

The Authority Board reviewed and discussed the Capital Fund and Revenues, as drafted.

**General Fund Expenditures and Revenues as Drafted Including Proposed Home Fee Increase of \$10 Per Quarter:**

The Authority Board reviewed the General Fund expenditures and revenues as drafted including the proposed home fee increase of \$10 per quarter.

**2026 Apartment Fee:**

The Authority Board reviewed the 2026 apartment fee.

**General Operations Fee for Commercial Properties:**

The Authority Board reviewed the general operations fee for commercial properties.

**Arapahoe County Providing Support for Parks, Trails and Open Spaces:**

Ms. Terrell reviewed information regarding funding and grants provided by Arapahoe County to metro districts for various improvements including trail repairs, park improvements, and landscaping. Applications are available beginning in January and are due by April 2026. If approved, funding would be provided to the Authority in August 2026. Ms. Terrell will contact Brightview for a proposal to replace 20 trees in the Authority area.

**OTHER MATTERS**

**Authority: Next Board Meeting is Scheduled for November 18, 2025 at 6:00 p.m.:**

**MDs 2 and 3: Next Board Meeting is Scheduled for November 18, 2025 at 5:30 p.m.:**

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made and seconded, upon vote and unanimously carried, the Boards adjourned the meeting at 12:31 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting