

# TALLYN’S REACH AUTHORITY

2001 16<sup>th</sup> Street, Suite 1700  
Denver, CO 80202  
Phone: 303-779-5710  
www.TallynsReachMetroDistrict.com

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** November 18, 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\\_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](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#**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Harry Yosten ( <i>appointed by MD2</i> )	President	May 2029
David Patterson ( <i>appointed by MD3</i> )	Vice-President /Secretary	May 2027
BJ Pell ( <i>appointed by MD2</i> )	Treasurer	May 2027
Morgan “Rusty” Deane ( <i>appointed by MD3</i> )	Assistant Secretary	May 2029
Brian Crandall ( <i>appointed by MDs 2&amp;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. Consider approval of Annual Administrative Resolution (enclosure).
  - i. 2026 Meeting Dates: Third Tuesday of March, July, September and November at 6:00 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. Approval of the Minutes of the Regular Meeting on September 16, 2025 (enclosure).
- B. Ratify approval of 2024 Audit and its submission (enclosure).
- C. Ratify approval of Seventeenth Addendum to Independent Contractor Agreement with Brightview Landscapes, Inc. for 2025-2026 winter watering in the amount of \$40,500.00 (enclosure).
- D. Ratify approval of Eighteenth Addendum to Independent Contractor Agreement with Brightview Landscapes, Inc. for Crusher Fines Path installation in the amount of \$7,995.19 (enclosure).
- E. Ratify approval of Independent Contractor Agreement with Brightview Landscapes, Inc. for 2025-2026 snow removal (enclosure).
- F. Ratify approval of First Addendum to Independent Contractor Agreement with MFish Graphics for signage services in the amount of \$2,496.00 (enclosure).
- G. Ratify approval of Independent Contractor Agreement with All You Need Home Improvements for sidewalk repairs in the amount of \$5,340.00 (enclosure).
- H. Ratify approval of Independent Contractor Agreement with Monster Tree Service for tree removal services in the amount of \$16,920.00 (enclosure).
- I. Ratify approval of Independent Contractor Agreement with M&B Pond & Lagoon, Inc. for pond maintenance services in the amount of \$15,600.00 (to be distributed).
- J. Ratify approval of Independent Contractor Agreement with SAVATREE, LLC for

2025 holiday décor in the amount of \$14,955.00 (enclosure).

#### **IV. FINANCIAL MATTERS**

- A. Review and consider approval of claims for period ending November 12, 2025, in the amount of \$532,556.62 (enclosure).
- B. Review and consider approval of September 30, 2025 Unaudited Financial Statements and Schedule of Cash Positions updated as of November 11, 2025 (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
- D. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money (enclosures).
  - i. Discuss commercial operations fee.
- E. Review and consider adoption of Amended and Restated Resolution Concerning the Imposition of Authority Fees (enclosure).
- F. Consider approval of engagement letter with Wipfli LLP to prepare the 2025 Audit (to be distributed).
- G. Appoint District Accountant to prepare the 2027 Budget.

#### **V. LEGAL MATTERS**

- A. Consider approval of Engagement Letter from WBA, PC, for legal services (enclosure).
- B. Review and approve revised Agreement between the Authority and the Fieldstone HOA (enclosure).
- C. Discuss Xcel Easement Request.
- D. Update on Xcel Snow Removal License.
- E. Approve Xcel Smoky Hill easement.
- F. Review Moraine Place native grass vandalism response (enclosure).

#### **VI. MANAGER MATTERS**

- A. Schedio Engineering Report.

- B. Landscape matters.
  - i. City of Aurora IGA updates.
  - ii. Review and consider approval of proposal from ET Irrigation for 2026 irrigation management in the amount of \$102,060.00 (enclosure).
  - iii. Review and consider approval of proposal from BrightView Landscape Services for 2026 Annual Flowers in the amount of \$17,754.83 (enclosure).
  - iv. Tallyn's usage update 11/10/2025 provided by Adam Waters (enclosure).
- C. Pool and clubhouse matters.
  - i. Acknowledge auto renewal of agreement with Front Range Recreation for pool and clubhouse management for 2026.
  - ii. Discuss clubhouse reservation fees for 2026.
- D. Review and consider approval of Statement(s) of Work under the Master Services Agreement with CliftonLarsonAllen LLP for 2026 Accounting, Management and Billing Services. Review and acknowledge CLA Cash Access Policy (enclosures).
- E. Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to the property schedule, if any (to be distributed).
- F. Review and consider approval of workers' compensation for 2026 (enclosure).
- G. Review and discuss offer on mineral interests (enclosure).
- H. Review water conservation efforts (enclosure).
- I. Review Notice of Colorado Energy and Carbon Management Commission Director's Recommendation (enclosure).

**VII. EXECUTIVE SESSION**

**VIII. OTHER MATTERS**

- A. To be announced.

**IX. ADJOURNMENT**

**There are no more regular meetings scheduled for 2025.**