

**TALLYN'S REACH METROPOLITAN DISTRICT NOS. 1-3**  
**SPECIAL MEETING AGENDA**

**BOARD OF DIRECTORS**

<b>DISTRICT NO. 1</b>	<b>DISTRICT NO. 2</b>	<b>DISTRICT NO. 3</b>
<b>Marc Savela</b> President Term Expires: May 2018	<b>Chris Rediger</b> President Term Expires: May 2018	<b>David Patterson</b> President Term Expires: May 2020
<b>Ashley Tarufelli</b> Secretary/Treasurer Term Expires: May 2020	<b>Ashley Tarufelli</b> Assistant Secretary Term Expires: May 2020	<b>Mike Dellorfano</b> Vice President Term Expires: May 2018
<b>Neil Simpson</b> Assistant Secretary Term Expires: May 2018	<b>B.J. Pell</b> Secretary/Treasurer Term Expires: May 2018	<b>Robert Lund</b> Treasurer Term Expires: May 2020
<b>Chris Petro</b> Assistant Secretary Term Expires: May 2018	<b>Jason Monforton</b> Assistant Secretary Term Expires: May 2018	<b>Craig Wagner</b> Secretary Term Expires: May 2018
<b>Vacant</b> Term Expires: May 2020	<b>Vacant</b> Term Expires: May 2020	<b>Vacant</b> Term Expires: May 2018

**DATE: Monday, February 12, 2018**  
**Special Board Meeting**

**TIME: 5:30 p.m.**

**PLACE: Tallyn's Reach MD Nos. 1-3 Clubhouse**  
**24900 E Park Crescent Drive, Aurora, CO**  
[www.tallynsreachmetrodistrict.com](http://www.tallynsreachmetrodistrict.com)

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Approval of Minutes from November 8, 2017 Regular Meeting and December 7, 2017 Special Meeting (enclosed)
5. Public Comment  
*Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.*
6. Appointment of Andrew Kamuchey
  - A. Execute Certificate of Appointment (enclosed)
  - B. Administer Oath of Office (enclosed)
7. Consider Election of Officers
8. Legal Matters
  - A. Update on Collection Matters
  - B. Review and Consider Approval of Clubhouse Rental Agreement (enclosed)
  - C. Consider Ratifying Approval of CliftonLarsonAllen LLP Engagement Letter for Accounts Payable, Billing Services & Management Services (enclosed)

- D. Review and Consider Approval of Authority Formation Agreement (enclosed)
  - E. Consider Adoption of Resolution Calling Election to Extend the Operations Mill Levy Authorization (enclosed)
  - F. Update on Status of Traffic Signal Agreements
  - G. Discuss Possible Fee Increase
  - H. Other
9. Financial Matters
- A. Review, Ratify and Approval of Claims (to be distributed)
  - B. Review and Consider Approval of December 31, 2017 Unaudited Financial Statements (to be distributed)
  - C. Review and Consider Approval of Bill.com Contract (to be distributed)
  - D. Other
10. Manager Report
- A. Landscaping Update
    - 1. Review and Consider Approval of Proposal for Open Space Breezeway Path to extend to Fire Lane - \$9,560 (enclosed)
    - 2. Review and Consider Approval of Proposal to Add Boulders and Complete a Second Re-Seeding of Fire Lane - \$4,385
    - 3. Review and Consider Approval of Proposal to Replace Tree Hit - \$1,150 (enclosed)
    - 4. Review and Consider Approval to Remove and Replace Dead Tree - \$1,942.88 (enclosed)
    - 5. Review and Consider Clubhouse Enhancements: (one enclosure)
      - a. Annual Bed Conversion - \$2,945
      - b. Clean-up Annual Beds and Fix Irrigation - \$4,430
      - c. Stump Grind Tree Stump by Retaining Wall - \$625
      - d. Sod in Pool Area - \$740
      - e. Extend Cobble Bed Outside of Pool Fencing - \$985
      - f. Extend Concrete Walkway Outside of Pool Fencing - \$11,780
        - 1. Option to use Breeze in place of Concrete - \$3,300
      - g. Additional trash cans along walkway - \$8,645 for 8 or \$8,445 for 6 (pictures enclosed)
      - h. Additional Pet Waste Stations along walkway - \$775 per station (includes installation cost)
    - 6. Status of Mulch Installation (enclosed)
    - 7. Other
  - B. Website Update (enclosed)
  - C. Other
11. YMCA Report
- A. Review and Consider Proposals for Roofing Repairs (enclosed)
  - B. Review and Consider Proposals for HVAC Repairs (enclosed)
  - C. Review Proposal from Key Rite for Access Control System Hosting (enclosed)
    - 1. Discuss access to clubhouse
  - D. Review and Consider Approval of Cleaning Agreement with Spotless and Sparkling (enclosed)
  - E. Discuss Drainage Concerns in Tract F
    - 1. Review and Consider Approval of Revegetation on Tract F – \$42,830 (enclosed)
  - F. Other
12. Other Matters
- A. Other
13. Confirm Quorum for Next Regular Meeting – Wednesday, May 9, 2018 at 6:30 p.m.
14. Adjournment