

**NOTICE AND AGENDA  
SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
TREE FARM METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Tree Farm Metropolitan District (the “District”), of Eagle County Colorado, will hold a special meeting at 2:30 p.m., or as soon thereafter as possible, on Monday, December 1, 2025 by telephone and videoconference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as same may be amended at the time of the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

**Date:** December 1, 2025  
**Time:** 2:30 p.m.  
**Video Link:** [Zoom Meeting Link](#)  
**Call-In Number:** 833-568-8864  
**Meeting ID:** 160 900 3549  
**Passcode:** 026645

**AGENDA**  
**BOARD OF DIRECTORS**  
Andrew Lane, President, (2025-2029)  
Tom Banner, Secretary (2023-2027)  
David Ockers, Director (2025-2027)  
Vacant, (2025-2029)  
Vacant, (2025-2029)

Discussion and possible action on any of the following:

1. Call to Order
2. Consider Approval of the Agenda and Meeting Location
3. Disclosure of Potential Conflicts of Interest
4. Public Comment (limited to 3 minutes per person)
5. Consider for Approval Minutes of the August 1, 2025, Annual (Town Hall) Meeting
6. Consider for Approval Minutes of the August 28, 2025, Special Meeting
7. Financial Items
  - a. Consider Ratification and Approval of Payments of Claims
  - b. Financial Statements
  - c. Consider Approval of Audit Engagement Letter
8. Conduct Public Hearing on the Proposed 2025 Amended Budget and Consider Adoption of Resolution to Adopt the 2025 Amended Budget, if necessary
9. Conduct Public Hearing on the Proposed 2026 Budget and Consider Adoption of Resolution to Adopt the 2026 Budget, Set Mill Levies and Appropriate Sums of Money
10. Attorney Items
  - a. Consider approval of 2026 Annual Administrative Matters Resolution
  - b. Legislative Update
  - c. Updated Spencer Fane Engagement Letter
  - d. Set 2026 Annual Meeting Date pursuant to C.R.S. 32-1-903(6)(a)
11. Director Items
12. Other Business
13. Continuation/Adjournment

*Dated this 23<sup>rd</sup> day of November 2025*