

**TREE FARM METROPOLITAN DISTRICT
RECORD OF PROCEEDINGS
SPECIAL MEETING HELD AUGUST 28, 2025**

A special meeting of the Board of Directors (the “Board”) of the Tree Farm Metropolitan District (the “District”) was held on Thursday, August 28, 2025, at 3:00 p.m. via phone and videoconference.

ATTENDANCE: Andrew Lane, President
Tom Banner, Secretary
Lisa Nieslanik, Director

Also in attendance were James Shultz and Jon Erickson of Marchetti & Weaver, LLC, and Tom George of Spencer Fane LLP.

CALL TO ORDER:

The special meeting of the Tree Farm Metropolitan District was called to order at 3:00 p.m. Director Ockers was absent, absence excused.

AGENDA:

The Board reviewed and discussed the agenda. Following discussion, and upon motion duly made, seconded and unanimously carried, the Board approved the agenda as presented.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that general disclosure statements had been filed on behalf of certain members of the Board of Directors with the Office of the Colorado Secretary of State and with the Secretary of the District. The Board directed that said disclosures be incorporated herein. The Board further noted that transactional disclosures had been filed with the office of the Colorado Secretary of State regarding agenda items for this meeting. Upon motion duly made, seconded and unanimously carried, the Board directed that said disclosures be incorporated herein. No new conflicts noted.

PUBLIC COMMENT:

No members of the public were present.

MEETING MINUTES:

The Board discussed the minutes from the October 21, 2024 special meeting. Following discussion, and upon motion duly made, seconded and unanimously carried, the Board approved the minutes, as presented.

FINANCIAL MATTERS:

Claims. None.

Financial Reports. The Board reviewed the financial reports. Following discussion and upon motion duly made, seconded and unanimously carried, the Board accepted the financial reports as presented.

2024 Audit. Mr. Erickson reviewed the audit with the Board and noted that the audit had been filed. Following discussion and upon motion duly made, seconded and unanimously carried, the Board ratified the audit as presented.

Opening COLOTRUST Account. The Board discussed opening a COLOTRUST account. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved opening the account and directed Mr. Erickson to complete the same.

ATTORNEY MATTERS:

Set Date for Budget Hearing and Meeting. The Board directed Legal Counsel to schedule the budget hearing during the last two weeks of October.

DIRECTOR MATTERS:

Consider Appointment of Lisa Nieslanik to the Board of Directors/Administer Oath of Office. The Board discussed appointing Lisa Nieslanik to the Board. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the appointment. Director Lane administered the Oath of Office.

Discuss Landscaping and other Maintenance Activities, Cooperation with Master Association. The Board discussed landscaping issues that occurred in 2025 and considered a proposal from Geronimo Ventures to manage the district property. It was noted that Director Lane and Director Nieslanik are affiliated with Geronimo Ventures, but Director Lane's vote on the matter was necessary to maintain a quorum and state law allows a director to vote under such circumstances. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved terminating the Integrated agreement and approved engaging Geronimo Ventures.

Consider Engaging District Manager. Mr. George discussed the potential need to engage a district manager to provide district administrative services. Following discussion and upon motion duly made, seconded and unanimously carried, the Board declined to seek management services at this time, noting that it might do so in the future.

OTHER BUSINESS:

The Board discussed a request from a resident to use the community park space as a community garden. The Board determined that the timing was not right to make any changes to the space at the moment, but that changes could be made in the future.

ADJOURNMENT:

There being no further business to come before the Board, the Board adjourned the meeting at 10:00 a.m.

Lisa Nieslanik

By: _____
Secretary