

LIBERTY RANCH METROPOLITAN DISTRICT (“DISTRICT”)

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
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<http://libertyranchmd.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration</u>
Leata Byers		2029/May 2029
Kelley LeAnn Zamzow	Treasurer	2027/May 2027
Sean Byers		2029/May 2029
Jereriah Manning		2029/May 2029
Suzanne Steigerwald	Assistant Secretary	2027/May 2027

DATE: November 13, 2025
TIME: 6:00 p.m.
LOCATION: Zoom

Join Zoom Meeting
<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZc1VMWTJFZjFHdz09>
Meeting ID: 862 6755 0643
Passcode: 987572

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

I. ADMINISTRATIVE MATTERS

A. Present Conflict Disclosures.

B. Confirm quorum, location of the meeting, posting of meeting notices and designate 24-hour posting location. Approve Agenda.

C. Discuss results of cancelled May 6, 2025 Regular Election for Directors (enclosure).

D. Consider appointment of officers: President: Secretary: Treasurer / Assistant Secretary: Assistant Secretary:

- E. Review and approve Minutes of the November 14, 2024 Statutory Annual Meeting and the November 14, 2024 Regular Meeting (enclosures).
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- F. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) meetings. Review and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting 24-Hour Notices (enclosure).
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- G. Authorize renewal of the District's insurance and Special District Association ("SDA") membership for 2026.
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims as follows (enclosures):

Fund	Period Ending Nov. 30, 2024	Period Ending Dec. 31, 2024	Period Ending Jan. 31, 2025	Period Ending Feb. 28, 2025
General	\$ 4,765.73	\$ 6,747.03	\$ 7,885.15	\$ 3,401.45
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,765.73	\$ 6,747.03	\$ 7,885.15	\$ 3,401.45

Fund	Period Ending March 31, 2025	Period Ending April 30, 2025	Period Ending May 31, 2025	Period Ending June 30, 2025
General	\$ 4,393.45	\$ 1,542.83	\$ 2,933.91	\$ 5,419.93
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,393.45	\$ 1,542.83	\$ 2,933.91	\$ 5,419.93

Fund	Period Ending July 31, 2025	Period Ending Aug. 31, 2025	Period Ending Sept. 30, 2025	Period Ending Oct. 31, 2025
General	\$ 2,333.79	\$ 2,133.77	\$ 41,891.55	\$ 5,863.23
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 2,333.79	\$ 2,133.77	\$ 41,891.55	\$ 5,863.23

- B. Review and accept Unaudited Financial Statements through the period ending September 30, 2025 and cash position statement dated September 30, 2025 (to be distributed).

- C. Ratify approval of 2023 Audit and execution of representation letter.

- D. Review and ratify approval of 2024 Audit and execution of representation letter (enclosure).

- E. Conduct Public Hearing to consider Amendment to 2025 Budget and consider adoption of Resolution to Amend the 2025 Budget (enclosure).

- F. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Preliminary Assessed Valuation, 2026 draft Budget and Resolutions).

- G. Consider authorizing the District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

- H. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).

- I. Consider appointment of District Accountant to prepare the 2027 Budget.

- J. Consider engagement of Wipfli LLP for preparation of 2025 Audit (to be distributed).

- K. Discuss and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2026 Accounting Services (to be distributed).

- L. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (to be distributed).
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IV. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.
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- B. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2026 (District Transparency Notice).
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V. OTHER MATTERS

- A.

VI. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.