

# RECORD OF PROCEEDINGS

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## MINUTES OF THE STATUTORY ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE LIBERTY RANCH METROPOLITAN DISTRICT (THE “DISTRICT”) HELD NOVEMBER 14, 2024

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Board of Directors (“Board”) of the District was convened on November 14, 2024, at 6:00 p.m., via video / telephone conference. The meeting was open to the public.

### **ATTENDANCE**

#### **Directors In Attendance Were:**

Leata Byers, President  
Kelley LeAnn Zamzow, Treasurer  
Sean Byers, Secretary  
Jeremiah Manning, Assistant Secretary  
Suzanne Steigerwald, Assistant Secretary

#### **Also In Attendance Were:**

Peggy Ripko; Special District Management Services, Inc.  
Elizabeth A. Cortese, Esq.; McGeady Becher Cortese Williams P.C.  
Rob Lange; CliftonLarsonAllen LLP  
Ryan Arp and Kymberly Edwards; Residents

### **ANNUAL MEETING ITEMS**

**Confirmation of Posting of Annual Meeting Notice:** It was noted for the record that notice of the time, date and location of the annual meeting was duly posted on the District’s website and that no objections to the means of hosting the meeting by taxpaying electors within the District’s boundaries have been received.

**Presentation Regarding the Status of the Public Infrastructure Projects Within the District and Outstanding Bonds, as appropriate:** It was noted that there are no current public infrastructure projects within the District. The District consultants presented information regarding the status of the District’s outstanding bonds.

**Unaudited Financial Statements, Including Year-to-Date Revenue and Expenditures of the District in Relation to its Adopted Budget, for the Calendar Year:** The District consultants presented the District’s Unaudited Financial Statements, including year-to-date revenue and expenditures of the District in relation to the District’s adopted budget, for the calendar year.

**Public Questions:** The Board and consultants answered questions posed by interested parties in attendance at the annual meeting, including questions regarding the purpose of the District and the difference between the HOA and the District. There were additional questions regarding potential future development of a fire house and library, potentially within the boundaries of the District.


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### **ADJOURNMENT**

There being no further business, the statutory annual meeting was concluded.

Respectfully submitted,

By   
Secretary for the Annual Meeting