

Notice Completed By

Name: Peggy Ripko

Title: District Manager

Notice Dated: January 13, 2025

Some information herein may be subject to change.

2025 SPECIAL DISTRICT

“TRANSPARENCY NOTICE”

Note to Electors 32-1-809 C.R.S.

LIBERTY RANCH METROPOLITAN DISTRICT

This information must be provided annually to the eligible electors of the district between November 16, and January 15.

Address and Telephone Number of District’s Principal Business Office

Special District Management Services, Inc.,

141 Union Boulevard, Suite 150,

Lakewood, Colorado 80228

Phone: 303-987-0835

Name and Telephone of Manager or Other Primary Contact Person for District

Peggy Ripko

303-987-0835

Email address of primary contact (optional, but needed for access to DLG E-filing Portal)
pripko@sdmsi.com

District’s website address (Required if choosing to post meeting notices online per HB 19-1087)
<http://libertyranchmd.colorado.gov>

Time and Place Designated for Regular Board Meetings [per C.R.S. 32-1-903] November 13, 2025, at 6:00 p.m. via Zoom videoconference

Posting Place Designated for Meeting Place [per C.R.S. 24-6-402(2)(c)] <http://libertyranchmd.colorado.gov> and/or at the following locations: north walkway at intersection of Branding Iron Way & Weld County Rd 7; south corner at intersection of Liberty Drive & Weld County Road 5 ½; and northeast corner at intersection of Stage Coach Drive & Brindle Drive

District Mill Levy

73.201 mills, for collection in 2025

Total ad valorem tax revenue received in the previous year (Note if unaudited or otherwise incomplete)
\$738,392 received in 2024 (unaudited)

Names and Contact Information of Board Members

Check applicable boxes for a Board Member whose seat will be on the ballot at the next regular election.

(1) Board Chair

Name: Leata Byers

Contact Info: Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228 – 303-987-0835

This office is on next regular election ballot for a Four-year term

(2) Treasurer

Name: Kelley LeAnn Zamzow

Contact Info: Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228 – 303-987-0835

This office is not on the next regular election ballot

(3) Secretary

Name: Sean Byers

Contact Info: Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228 – 303-987-0835

This office is on next regular election ballot for a Four-year term

(4) Assistant Secretary

Name: Jereriah Manning

Contact Info: Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228 – 303-987-0835

This office is on next regular election ballot for a Four-year term

(5) Assistant Secretary

Name: Suzanne Steigerwald

Contact Info: Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228 – 303-987-0835

This office is not on the next regular election ballot

Date of Next Regular Election

May 6, 2025

Self-nomination forms to be a candidate for district board member may be obtained from and should be returned to the Designated Election Official (or Board Chair or Secretary if no DEO). [per C.R.S. 1-13.5-303]

Self-nomination forms for the next regular election must be received by the District by
February 28, 2025, no later than 5:00 p.m.

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official. [per C.R.S. 1-13.5-1003]

Designated Election Official: Peggy Ripko

Contact Address

Special District Management Services

141 Union Boulevard, Suite 150,

Lakewood, Colorado 80228

Contact Phone: (303) 987-0835

District Election Results will be posted on these websites:

Secretary of State

www.sos.state.co.us

Department of Local Affairs

dola.colorado.gov/lgis

District or other website:

<http://libertyranchmd.colorado.gov>

File copy of this Notice with:

Clerk and Recorder of each county in which district is wholly or partially located

Assessor of each county in which the district is wholly or partially located

Treasurer of each county in which the district is wholly or partially located

Board of commissioners of each county in which the district is wholly or partially located

Governing body of any municipality in which the district is wholly located

Division of Local Government

District's principal business office where it shall be available for public inspection

Notice must be provided in one or more of the following manners:

- a) Mail Notice separately to each household where one or more eligible electors of the special district resides (Note: Districts with overlapping boundaries may combine mailed Notices, so long as the information regarding each district is separately displayed and identified);
- b) Include Notice as a prominent part of a newsletter, annual report, billing insert, billing statement, letter, voter information card or other Notice of election, or other informational mailing sent by the district to the eligible electors;
- c) Post Notice on district's official website (Note: You must also provide the Division of Local Government (<http://www.colorado.gov/dola>) with the address of your district's website in order to establish a link on the DLG's site). (Please use our Contact Update form available on our website or by request);
- d) Post Notice on website of the Special District Association of Colorado (<http://www.sdaco.org>) (Note: Your district must be an SDA member. Send Notice to SDA by mail or electronic transmission); or
- e) For a special district with less than one thousand eligible electors that is wholly located within a county with a population of less than thirty thousand, posting the Notice in at least three public places within the limits of the special district and, in addition, posting a Notice in the office of the county clerk and recorder of the county in which the special district is located. Such Notices shall remain posted until the Tuesday succeeding the first Monday of the following May.