

SPECIAL DISTRICT TRANSPARENCY NOTICE - 2025

Pursuant to section 32-1-809, Colorado Revised Statutes

This information must be provided¹ to the eligible electors of the district between November 16, 2024 and January 15, 2025.

Name of special district	Timnath Ranch Metropolitan District No. 1	
Address and telephone number of district's principal business office	Pinnacle Consulting Group, Inc. 550 West Eisenhower Blvd Loveland, CO 80537 970-669-3611	
Name and telephone number of manager or other primary contact person for district	Shannon Randazzo District Manager	Pinnacle Consulting Group, Inc. 550 West Eisenhower Blvd Loveland, CO 80537 970-669-3611
Time and place designated for regular board meetings	Regular Board meetings scheduled as needed and on Nov. 5 at 5:30 pm. Annual Community Meeting on Nov. 5th at 5:00 pm. Meetings are held via teleconference.	
Posting place designated for meeting notice <small>(as per §24-6-402(2)(c), C.R.S.)</small>	www.timnathranchmd.live	
Research and Retrieval of Public Records <small>Notice per C.R.S. 24-72-205(6)</small>	Fee: \$41.37 per hour after the first hour (no charge for the first hour)	
District mill levy	56.377 mills, for levy in year 2025	
Total ad valorem tax revenue received by district during 2024 <small>(Note if unaudited or otherwise incomplete.)</small>	\$5,623.04 (estimated and unaudited)	
Names of board members <small>(Check applicable boxes for any board member whose seat will be on the ballot at the next regular election.)</small>	(1) Board Chair: Jon Turner Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.	(2) Name: Martha Turner Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.
	(3) Name: Christopher Frye Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.	(4) Name: Emily Kupec Contact Info: 970-669-3611 <input type="checkbox"/> This office will be on the May 2025 ballot.
	(5) Name: VACANT Contact Info: <input type="checkbox"/> This office is on the May 2025 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).		
The Self-nomination forms for the next regular election must be received by the district by:		

February 28, 2025, no later than 3:00 p.m.

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

Designated Election Official	Stephanie Net 1700 Lincoln, Ste. 2000, Denver, CO 303-839-3800	
District election results will be posted on these websites:	Department of Local Affairs https://dola.colorado.gov/lgis	District or other website: www.timnathranchmd.liv e

File copy of this Notice with:

- Clerk and Recorder of each county in which the 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 County Commissioners of each county in which the District is wholly or partially located;
- Governing body of any municipality in which the District is wholly or partially located;
- Division of Local Government; and
- District's principal business office (make available for public inspection).

¹ 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 (www.colorado.gov/dola) with the address of your district's website in order to establish a link on the DLG's site;
- d) Post notice on website of the Special District Association of Colorado (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 Clerk and Recorder of the county or counties in which the district is located. Such notices shall remain posted until the Tuesday succeeding the first Monday of the following May.

SPECIAL DISTRICT TRANSPARENCY NOTICE - 2025

Pursuant to section 32-1-809, Colorado Revised Statutes

This information must be provided¹ to the eligible electors of the district between November 16, 2024 and January 15, 2025.

Name of special district	Timnath Ranch Metropolitan District No. 2	
Address and telephone number of district's principal business office	Pinnacle Consulting Group, Inc. 550 West Eisenhower Blvd Loveland, CO 80537 970-669-3611	
Name and telephone number of manager or other primary contact person for district	Shannon Randazzo District Manager	Pinnacle Consulting Group, Inc. 550 West Eisenhower Blvd Loveland, CO 80537 970-669-3611
Time and place designated for regular board meetings	Regular Board meetings scheduled as needed and on Nov. 5 at 5:30 pm. Annual Community Meeting on Nov. 5th at 5:00 pm. Meetings are held via teleconference.	
Posting place designated for meeting notice <small>(as per §24-6-402(2)(c), C.R.S.)</small>	www.timnathranchmd.live	
Research and Retrieval of Public Records <small>Notice per C.R.S. 24-72-205(6)</small>	Fee: \$41.37 per hour after the first hour (no charge for the first hour)	
District mill levy	58.240 mills, for levy in year 2025	
Total ad valorem tax revenue received by district during 2024 <small>(Note if unaudited or otherwise incomplete.)</small>	\$48,608.91 (estimated and unaudited)	
Names of board members <small>(Check applicable boxes for any board member whose seat will be on the ballot at the next regular election.)</small>	(1) Board Chair: Jon Turner Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.	(2) Name: Martha Scott Esplin Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.
	(3) Name: Jason O'Hara Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.	(4) Name: Dustin Khaffaji Contact Info: 970-669-3611 <input type="checkbox"/> This office will be on the May 2025 ballot.
	(5) Name: VACANT Contact Info: <input type="checkbox"/> This office is on the May 2025 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).		
The Self-nomination forms for the next regular election must be received by the district by:		

February 28, 2025, no later than 3:00 p.m.

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

Designated Election Official	Stephanie Net 1700 Lincoln, Ste. 2000, Denver, CO 303-839-3800	
District election results will be posted on these websites:	Department of Local Affairs https://dola.colorado.gov/lgis	District or other website: www.timnathranchmd.liv e

File copy of this Notice with:

- Clerk and Recorder of each county in which the 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 County Commissioners of each county in which the District is wholly or partially located;
- Governing body of any municipality in which the District is wholly or partially located;
- Division of Local Government; and
- District's principal business office (make available for public inspection).

¹ 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 (www.colorado.gov/dola) with the address of your district's website in order to establish a link on the DLG's site;
- d) Post notice on website of the Special District Association of Colorado (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 Clerk and Recorder of the county or counties in which the district is located. Such notices shall remain posted until the Tuesday succeeding the first Monday of the following May.

SPECIAL DISTRICT TRANSPARENCY NOTICE - 2025

Pursuant to section 32-1-809, Colorado Revised Statutes

This information must be provided¹ to the eligible electors of the district between November 16, 2024 and January 15, 2025.

Name of special district	Timnath Ranch Metropolitan District No. 3	
Address and telephone number of district's principal business office	Pinnacle Consulting Group, Inc. 550 West Eisenhower Blvd Loveland, CO 80537 970-669-3611	
Name and telephone number of manager or other primary contact person for district	Shannon Randazzo District Manager	Pinnacle Consulting Group, Inc. 550 West Eisenhower Blvd Loveland, CO 80537 970-669-3611
Time and place designated for regular board meetings	Regular Board meetings scheduled as needed and on Nov. 5 at 5:30 pm. Annual Community Meeting on Nov. 5th at 5:00 pm. Meetings are held via teleconference.	
Posting place designated for meeting notice <small>(as per §24-6-402(2)(c), C.R.S.)</small>	www.timnathranchmd.live	
Research and Retrieval of Public Records <small>Notice per C.R.S. 24-72-205(6)</small>	Fee: \$41.37 per hour after the first hour (no charge for the first hour)	
District mill levy	36.638 mills, for levy in year 2025	
Total ad valorem tax revenue received by district during 2024 <small>(Note if unaudited or otherwise incomplete.)</small>	\$1,775.19 (estimated and unaudited)	
Names of board members <small>(Check applicable boxes for any board member whose seat will be on the ballot at the next regular election.)</small>	(1) Board Chair: Jon Turner Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.	(2) Name: Martha Turner Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.
	(3) Name: Christopher Frye Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.	(4) Name: Emily Kupex Contact Info: 970-669-3611 <input type="checkbox"/> This office will be on the May 2025 ballot.
	(5) Name: VACANT Contact Info: <input type="checkbox"/> This office is on the May 2025 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).		
The Self-nomination forms for the next regular election must be received by the district by:		

February 28, 2025, no later than 3:00 p.m.

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

Designated Election Official	Stephanie Net 1700 Lincoln, Ste. 2000, Denver, CO 303-839-3800	
District election results will be posted on these websites:	Department of Local Affairs https://dola.colorado.gov/lgis	District or other website: www.timnathranchmd.liv e

File copy of this Notice with:

- Clerk and Recorder of each county in which the 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 County Commissioners of each county in which the District is wholly or partially located;
- Governing body of any municipality in which the District is wholly or partially located;
- Division of Local Government; and
- District's principal business office (make available for public inspection).

¹ 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 (www.colorado.gov/dola) with the address of your district's website in order to establish a link on the DLG's site;
- d) Post notice on website of the Special District Association of Colorado (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 Clerk and Recorder of the county or counties in which the district is located. Such notices shall remain posted until the Tuesday succeeding the first Monday of the following May.

SPECIAL DISTRICT TRANSPARENCY NOTICE - 2025

Pursuant to section 32-1-809, Colorado Revised Statutes

This information must be provided¹ to the eligible electors of the district between November 16, 2024 and January 15, 2025.

Name of special district	Timnath Ranch Metropolitan District No. 4	
Address and telephone number of district's principal business office	Pinnacle Consulting Group, Inc. 550 West Eisenhower Blvd Loveland, CO 80537 970-669-3611	
Name and telephone number of manager or other primary contact person for district	Shannon Randazzo District Manager	Pinnacle Consulting Group, Inc. 550 West Eisenhower Blvd Loveland, CO 80537 970-669-3611
Time and place designated for regular board meetings	Regular Board meetings scheduled as needed and on Nov. 5 at 5:30 pm. Annual Community Meeting on Nov. 5th at 5:00 pm. Meetings are held via teleconference.	
Posting place designated for meeting notice <small>(as per §24-6-402(2)(c), C.R.S.)</small>	www.timnathranchmd.live	
Research and Retrieval of Public Records <small>Notice per C.R.S. 24-72-205(6)</small>	Fee: \$41.37 per hour after the first hour (no charge for the first hour)	
District mill levy	37.123 mills, for levy in year 2025	
Total ad valorem tax revenue received by district during 2024 <small>(Note if unaudited or otherwise incomplete.)</small>	\$3,238.20 (estimated and unaudited)	
Names of board members <small>(Check applicable boxes for any board member whose seat will be on the ballot at the next regular election.)</small>	(1) Board Chair: Jon Turner Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.	(2) Name: Martha Turner Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.
	(3) Name: Christopher Frye Contact Info: 970-669-3611 <input checked="" type="checkbox"/> This office will be on the May 2025 ballot.	(4) Name: Emily Kupec Contact Info: 970-669-3611 <input type="checkbox"/> This office will be on the May 2025 ballot.
	(5) Name: VACANT Contact Info: <input type="checkbox"/> This office is on the May 2025 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).		
The Self-nomination forms for the next regular election must be received by the district by:		

February 28, 2025, no later than 3:00 p.m.

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

Designated Election Official	Stephanie Net 1700 Lincoln, Ste. 2000, Denver, CO 303-839-3800	
District election results will be posted on these websites:	Department of Local Affairs https://dola.colorado.gov/lgis	District or other website: www.timnathranchmd.liv e

File copy of this Notice with:

- Clerk and Recorder of each county in which the 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 County Commissioners of each county in which the District is wholly or partially located;
- Governing body of any municipality in which the District is wholly or partially located;
- Division of Local Government; and
- District's principal business office (make available for public inspection).

¹ 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 (www.colorado.gov/dola) with the address of your district's website in order to establish a link on the DLG's site;
- d) Post notice on website of the Special District Association of Colorado (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 Clerk and Recorder of the county or counties in which the district is located. Such notices shall remain posted until the Tuesday succeeding the first Monday of the following May.