

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
TODD CREEK VILLAGE METROPOLITAN DISTRICT
ADAMS COUNTY, COLORADO
July 14, 2011**

A regular meeting of the Board of Directors of Todd Creek Village Metropolitan District, Adams County, Colorado, was held on Thursday, July 14, 2011 at 10450 E 159th Ct, Brighton, CO 80602. The meeting was called to order at 2:04 p.m.

The following Directors were present:

George R. Hanlon
Roger Hollard
Ken Hammerle
Kathy Kropp

The following Director was absent and excused:

Roger Addlesperger

Also Present:

Denise Vineyard, Admin. Assist. Village Water Management, LLC
Tamara K. Seaver, General Counsel, Icenogle Seaver Pogue, P.C.
Bill Wycoff, Weld County resident
Matt Deibel, Lennar Colorado

Call To Order/Declaration of Quorum.

Noting the presence of a quorum of the Board of Directors, Director Hanlon called to order the regular meeting of the Board of Directors of the Todd Creek Village Metropolitan District.

Conflict Disclosures

Director Hanlon noted for the record that, in accordance with state law, written disclosures were filed with the Secretary of State. All directors reaffirmed the written disclosures on file with the Secretary of State.

Approval of Agenda

Following the motion of Director Hammerle and second of Director Hollard the Board voted to approve the agenda for the meeting as presented.

Public Comment

None.

Minutes of June 9, 2011 Regular Meeting

Following brief discussion, upon a motion duly made by Director Hollard, and seconded by Director Hammerle, the Board approved the June 9, 2011 minutes as amended.

Financial Report

Director Hammerle reviewed with the Board of Directors the claims for June 2011. Following Director Hammerle's review, upon a motion of Director Kropp and second of Director Hollard, the Board voted unanimously to approved payment of the claims as presented with voiding the check for Director Addlesperger.

Director Hammerle reviewed with the Board the District's financial statements dated June 30, 2011. Following discussion, upon a motion duly made by Director Kropp seconded by Director Hollard, and unanimously approved, the Board accepted the financial statements, as presented.

Director Hammerle reviewed the total customer overview with the Board.

Operations

Director Hollard recommended that the Board adopt an emergency services fee for after hours emergency calls which are found to be unrelated to the District's system but for which the District's staff is called out to help homeowners resolve issues. Mr. Hollard suggested the fee be a \$200.00 surcharge for the first hour of emergency services, with the District charging its normal rates for time beyond the first hour. Following discussion, upon a motion duly made by Director Hollard and seconded by Director Hammerle, the Board voted unanimously to adopt an emergency services fee as recommended by Director Hollard effective July 14, 2011, and ratified the prior imposition of the fee in the billing for invoice number 9-11, dated June 26, 2011.

Attorney Items

None.

Executive Session

Director Hollard made a motion, pursuant to Sections 402(4)(b) and 402(4)(e), C.R.S. that the Board go into executive session in order to confer with general counsel to receive legal advice on specific legal questions, to determinate positions on matters which may be subject to negotiation, develop strategies for negotiation and instruct negotiators related to: the 2004 Bonds forbearance agreement, Baselines Lakes and District strategic planning. Director Kropp seconded the motion, which was thereafter unanimously approved. The Board entered into executive session at 2:31 p.m.

Upon a motion duly made by Director Hollard, seconded by Director Kropp and unanimously approved, the Board came out of executive session at 3:09 p.m.

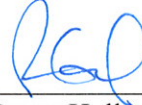
Other Business

Director Hanlon reviewed with the Board an email that was received from a resident of Todd Creek Farms, inquiring into the possibility of water rates going down once the District is built out. Following discussion during which it was concluded that rates are unlikely to go down, Director Hanlon was directed to respond to the inquiry explaining the District's operation and future infrastructure repair and replacement costs and related matters bearing on the inquiry.

Adjournment

There being no further business, the Board of Directors adjourned the meeting at 3:24 p.m. The Board's next meeting will be a regular meeting to be held on August 11, 2011 at 2:00 p.m. at the Todd Creek Village Metropolitan District, 10450 E 159th Ct, Brighton, CO 80602.

The foregoing minutes constitutes a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of the Todd Creek Village Metropolitan District.



Roger Hollard, Secretary