

**MINUTES OF THE SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF  
TODD CREEK VILLAGE METROPOLITAN DISTRICT  
ADAMS COUNTY, COLORADO  
April 17, 2008**

A special meeting of the Board of Directors of Todd Creek Village Metropolitan District, Adams County, Colorado, was held on Thursday April 17, 2008 at the Heritage Todd Creek Golf Clubhouse, 8455 Heritage Dr, Thornton, CO 80602. The meeting was called to order at 4:04 p.m.

The following Directors were present:

Gene Osborne  
George Hanlon  
Roger Hollard  
Vacancy

The following Director's absence was excused

Guy James

Also Present:

Randy Feuerstein, Legal Counsel, Dufford & Brown, P. C.  
Jim Worley, District Manager, Village Water Management, LLC  
Denise Vineyard, Admin. Assist. Village Water Management, LLC  
Ken Hammerle, Chief Financial Officer, Equinox Land Group, Inc.  
District residents (see attached list)

**Conflict Disclosures**

Mr. Worley noted for the record that in accordance with state law written disclosures are filed with the Secretary of State.

**Public Comment**

Mr. Worley noted that he had received requests from residents who were interested in serving on the Citizen Committee. The residents chosen for the Citizen Committee are Wayne Noble, Alan Keesock, Brian Morgan, Kathy Kropp and Barry Cundiff.

Mr. Worley also informed the public of the work that is being done at the Smith Reservoir to mix the reservoir. He also noted the new website for the District of [www.toddcreekvillage.org](http://www.toddcreekvillage.org).

There was a question from the public with regards to when the Eagle Shadow pond will be filled with water. Mr. Worley stated that within the next few weeks there should be water in the pond.

## **Approval of Minutes of March 20, 2008 Regular Meeting**

The Board reviewed the minutes of the regular meeting of the Board held on March 20, 2008. Following discussion and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes with the addition of the COPS payments along with the addition to "Land" for where Ken Hammerle is employed and authorized Director Hollard, as Secretary to execute the minutes as constituting a true and correct record of the proceedings of the meetings.

## **Financial Matters**

The Board reviewed and discussed the disbursements for April, 2008. Upon motion duly made, seconded, and unanimously approved, the Board approved checks #7771-#7808, in the amount \$117,195.98.

Director Hanlon reviewed the Financials showing activity through March 31, 2008. Upon motion duly made, seconded, and unanimously approved, the Board accepted the accountant's report for the month ended March 31, 2008.

### **Total number of customer's overview**

Mr. Worley noted the customer count for the Board.

## **Attorney Items**

### **Hi-Land Acres**

Nothing new at this time.

Mr. Feuerstein noted that they are still working on the IGA with Hi-Land Acres.

## **District Managers Overview**

### **Citizen Community**

Mr. Worley informed the Board he has chosen five residents for the Citizen Community to interview and work with the company chosen for the rate study. Director Osborne asked if there has been a company chosen yet for the rate analysis. Mr. Worley informed the Board that he is waiting to receive the bids back from the four groups and that he should have those by the 25<sup>th</sup> of April.

### **HB08-1259**

Mr. Worley informed the Board on the results of the HB08-1209. The bill made it through the House and then onto the Senate where the bill was stopped and did not go forward.

## RFP – Polices and Procedures

Director Hollard updated the Board that the engineer is working on separating the standard and specs for the Rules and Regulations for the District.

## Name Change

Mr. Worley noted for the residents the name change to Todd Creek Village Metropolitan District from Todd Creek Farms Metropolitan District #1.

## Water Tank

Director Osborne informed the residents of the work that will be done on the million gallon water tank to install a special pump in the fall to better maintain the pressure of the water.

## Water Testing

Mr. Worley updated the Board and residents that the water district is performing water testing of resident's home if they would like.

## **Business Matters**

None.


## **Executive Session**

Director Hanlon stated for the record that an executive session could be properly called pursuant to Section 24-6-402(4)(b), C.R.S., and that the topic of such session would be to consult legal counsel on specific questions pertaining to the Lennar Colorado, LLC. Upon motion duly made, seconded, and unanimously approved, the Board approved entering into executive session at 4:53 p.m. The Board ended its executive session at approximately 5:58 p.m.

## **Adjournment**

There being no further business, the Board of Directors adjourned the meeting at 5:59 p.m. The next scheduled meeting of the Board will be a regular meeting to be held on May 15, 2008 at the Heritage Todd Creek Golf Course located at 8455 Heritage Dr, Thornton, 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.

  
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Roger Hollard, Secretary