

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
TODD CREEK VILLAGE METROPOLITAN DISTRICT
ADAMS COUNTY, COLORADO
August 20, 2009**

A regular meeting of the Board of Directors of Todd Creek Village Metropolitan District, Adams County, Colorado, was held on Thursday, August 20, 2009 at 10450 E. 159th Court, Brighton CO 80602. The meeting was called to order at 4:12 p.m.

The following Directors were present:

Roger Hollard
Ken Hammerle
George Hanlon
Kathy Kropp
Roger Addlesperger

Also Present:

Denise Vineyard, Admin. Assist. Village Water Management, LLC
Tamara Gilida, Legal Counsel, Icenogle, Norton, Smith, Gilida & Pogue,
P.C.
Melanie Goetz, Hughes and Stuart

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.

Public Comment

None

Approval of Minutes of July 16, 2009 Regular Meeting

The Board reviewed the minutes of the regular meeting of the Board held on July 16, 2009. Following discussion and upon motion duly made by Director Hammerle, seconded by Director Kropp, and unanimously carried, the Board approved the minutes and authorized Director Hollard, as Secretary, to execute the minutes as constituting a true and correct record of the proceedings of the meetings.

Financial Report

The Board reviewed and discussed the disbursements for August, 2009. Following discussion, upon motion duly made by Director Hollard, seconded by

Director Kropp, and unanimously carried, the Board approved checks #8679-8717, in the amount \$126,816.29.

Director Hammerle reviewed for the Board the financial statements dated July 31, 2009. Following discussion, upon motion duly made by Director Kropp, seconded by Director Hollard, and unanimously approved, the Board accepted the financial statements as presented.

Ms. Vineyard then reviewed the District customer report for July with the Board.

Operations

Director Hanlon discussed with the Board moving the monthly meeting to the second Thursday of the month starting with the meeting in September. Following discussion, upon motion duly made by Director Hollard, seconded by Director Kropp, and unanimously approved, the Board agreed to the move the Board meetings to the second Thursday at 3:30 pm starting with the September meeting.

Attorney Items

All Attorney items were addressed in executive session.

Executive Session

Ms. Gilida requested a motion that the Board go into executive session for the following purposes pursuant to C.R.S Section 24-6-402(4)(b) and Section 24-6-402(4)(e): to confer with the attorney for this body for the purpose to receiving legal advice on specific legal questions and determining positions on matters relative to negotiations, developing strategies for negotiations and instructing negotiators relative to Guaranty Bank, Lennar and Seltzer Litigation. Upon motion duly made by Director Hammerle, seconded by Director Kropp, and unanimously approved, the Board agreed to enter into executive session at 4:09 p.m. Upon a motion duly made by Director Hammerle, seconded by Director Addlesperger, and unanimously approved, the Board came out of executive session at 4:35, in order to listen to a presentation by Melanie Goetz on use of technology in District communications. Thereafter, upon motion duly made by Director Hammerle and seconded by Director Hollard, the Board re-entered executive session, for the same purposes, at 6:15.

Upon motion duly made by Director Kropp, seconded by Director Hammerle, and unanimously approved, the Board came out of executive session at 6:59 p.m.

Availability of Service Fees

Following discussion, upon motion duly made by Director Hollard, seconded by Director Hammerle, and unanimously approved, the Board adopted an Availability of Service Fee, imposed to pay the costs of debt service pursuant to Colorado Revised Statutes, Section 32-1-1006(1)(h)(I); to be charged in cases wherein water and/or sewer service is installed and ready for connection within

one hundred feet of the property line of a residential lot or residential lot equivalent.

The Board directed Ms. Gilida to draw up a resolution for the Board's approval at the next meeting describing in detail the Availability of Service Fee, including when the fee imposition will begin.

Citywide Bank

Following discussion, upon motion duly made by Director Hammerle, seconded by Director Addlesperger, and unanimously approved, the Board directed Ms. Gilida to respond to the letter from Citywide Bank with regards to tap fees being due on lots that they foreclosed on in the Hawk Ridge subdivision.

Seltzer Condemnation

Ms. Gilida presented the Board of Directors with a request from the Seltzer's legal counsel, that the District pay for fencing along the boundary between District and Seltzer property and trade attorney fees awarded to the District in the Seltzer trespass action for fencing.

The Board of Directors directed Ms. Gilida to decline the request and inform the Seltzer's legal counsel that their fencing materials were available for retrieval on the District's property.

Failure to Connect Fees (Baseline Lakes)

Director Hammerle noted for the Board that the FTC payment for Baseline Lakes was received and that the taps were reinstated per previous Board direction.

District Operations Overview

Director Hanlon informed the Board that the Talon View subdivision might be interested in purchasing a commercial irrigation tap for watering the landscaping in the parks and commercial areas.

Director Hammerle reviewed the 2004 Bond payments and cash flow projections with the Board.

Director Hollard reviewed the will serve letter for Ms. Forsythe for her lots in Cramer Acres.

Director Hollard noted for the Board that the Todd Creek Village Park & Recreation District requested that the District propose a payment arrangement to repay the TCVP&R for the repairs that were done to the North Pond in the Eagle Shadow subdivision. Director Hollard also informed the Board that the District is pursuing a claim with the SDA Pool.

Director Hollard informed the Board that the work at the Signal Reservoir is moving forward.

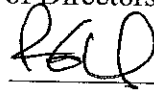
Other Business Matters

Ms. Melanie Goetz reviewed for the Board some of the options for upgrading the District's webpage to enhance the site. Ms. Goetz suggested that the District may want to use Twitter to be able to send out emergency notices to the residents and also to inform the residents of things that are happening within the District. Ms. Goetz also noted for the Board that the website could be more of an informational site for the residents.

Adjournment

There being no further business, the Board of Directors adjourned the meeting at 7:12 p.m. The next scheduled meeting of the Board will be a regular meeting to be held on September 10, 2009 3:30 pm at the Todd Creek Village Metropolitan District office building located at 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