

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

A regular meeting of the Board of Directors of Todd Creek Village Metropolitan District, Adams County, Colorado, was held on Thursday July 17, 2008 at the Heritage Todd Creek Golf Clubhouse, 8455 Heritage Dr, Thornton, CO 80602. The meeting was called to order at 4:05 p.m.

The following Directors were present:

Gene Osborne
Roger Hollard
Ken Hammerle
George Hanlon

Also Present:

David Closson, Esq., Legal Counsel, Dufford & Brown, P. C.
Jim Worley, District Manager, Village Water Management, LLC
Denise Vineyard, Admin. Assist. Village Water Management, LLC
Eric Barnes, Wagner, Burke & Barnes, LLP
Linda & Terry Young, District resident
Al & Erlene Rears, District resident

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

There were no public comments.

Approval of Minutes of June 19, 2008 Regular Meeting

The Board reviewed the minutes of the regular meeting of the Board held on June 19, 2008. Following discussion and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes 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 July, 2008. Upon motion duly made, seconded, and unanimously approved, the Board approved checks #7941-#7980, in the amount \$132,229.14.

Director Hammerle reviewed for the Board the COPS disbursements. Upon motion duly made, seconded, and unanimously approved, the Board approved the COPS disbursements as presented in the amount of \$3,743.60.

Director Hammerle reviewed the Financials showing activity through June 30, 2008. Upon motion duly made, seconded, and unanimously approved, the Board accepted the accountant's report for the month ended June 30, 2008.

Total number of customer's overview

Mr. Worley reviewed the new the customer count form for the Board.

Status of 2007 Financial Audit

Mr. Worley introduced Mr. Barnes with Wagner, Burke & Barnes, LLP. Mr. Barnes reviewed the 2007 Draft audit with the Board. Mr. Barnes noted for the Board that an amendment of the 2007 Budget needs to be done. Upon motion duly made, seconded, and unanimously approved, the Board approved the audit subject to the corrections that were noted.

Operations

Water Testing

Nothing to report at this time.

Water Tank - VFD

Tabled.

Attorney Items

Hi-Land Acres

Mr. Closson updated the Board that their office had received a letter from Hi-Land Acres with regards to a special meeting for the two boards to meet. The Hi-Land Acres Board stated that they did not know when they would be able to meet. Director Osborne informed the Board that the next scheduled meeting of the Hi-Land Acres Board is Thursday, August 7, 2008. Director Osborne requested that Todd Creek Village Metropolitan District Board attend the board meeting of the Hi-Land Acres Board on August 7, 2008. Mr. Worley noted that his office will post for the Special Meeting on August 7, 2008 that the TCVMD Board will be attending the Hi-Land Acres Board Meeting.

Open Records Request

Mr. Closson informed the Board that his office is still working on the open records request on additional information that was requested.

District Managers Overview

Citizen Community

Mr. Worley informed the Board that he has been in contact with RG Consulting and RG Consulting is ready to have a meeting to discuss the results from the rate study. Mr. Worley noted that the meeting will be scheduled for early August. Mr. Worley is looking to have some information by the August Board meeting.

Point and Pay Online Payments

Mr. Worley informed the Board that he is still looking into the process of being able to allow online payments for the customers.

Discuss Transfer Fee for Closings

Mr. Worley reviewed with the Board the process of a transfer fee on closing. Mr. Worley suggested to the Board that the Appendix A be changed to implement a transfer fee of \$75 for each closing to be paid by the buyer. The Board has directed Mr. Worley to discuss the transfer fee with RG Consulting as to the rate study.

RFP – Polices and Procedures

Director Hollard informed the Board that he has asked RG Consulting for a proposal to do the District Standards and Specs. Director Hollard noted for the record that he spoke with Mr. Gonclaves that any work done by RG Consulting on an engineering work related to the standard and specs that Director Hollard will not discuss any matter related to the rate study being done for the District.

RFP – District Management Service

Mr. Worley updated the Board that he is still working on the RFP with regards to the District Management Service.

Water Main Break

Mr. Worley reviewed with the Board the repair to the water line break on the irrigation line on Ehler Street. Director Hollard suggested that the District note in the newsletter and post on the webpage the requirements of a easement and what is allowed and not allowed to be planted on the easement.

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Business Matters

Director Hollard reviewed with the Board of the ongoing issue with Baseline Lakes and the leakage of the lakes. Mr. Worley noted for the Board that there is one house being built in the subdivision currently. Mr. Worley asked the Board do they want Village Water Management to set the potable meter when requested beings the District has not accepted the water lines within Baseline Lakes subdivision.

Director Hollard informed the Board that he has received the design from Deer & Alt on the Signal 2 Reservoir. The bid process will be getting started within the next few weeks.

Executive Session

Mr. Worley noted 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 5:23 p.m. The Board ended its executive session at approximately 5:40 p.m.

Adjournment

There being no further business, the Board of Directors adjourned the meeting at 5:40 p.m. The next scheduled meeting of the Board will be a regular meeting to be held on August 21, 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.



Roger Hollard, Secretary