

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
TODD CREEK VILLAGE METROPOLITAN DISTRICT
ADAMS COUNTY, COLORADO
June 19, 2008**

A regular meeting of the Board of Directors of Todd Creek Village Metropolitan District, Adams County, Colorado, was held on Thursday June 17, 2008 at the Heritage Todd Creek Golf Clubhouse, 8455 Heritage Dr, Thornton, CO 80602. The meeting was called to order at 4:00 p.m.

The following Directors were present:

Gene Osborne
Roger Hollard
Ken Hammerle

The Following Director's absence was excused:

George Hanlon

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 Gee, Village Water Management, LLC
Terry Young, District resident
Shelly Harriger, 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.

Acceptance of Resignation

Mr. Worley noted for the Board that he had received the resignation of Board member Guy James. Upon motion duly made, seconded, and unanimously approved, the Board accepted the resignation of Director James.

Public Comment

There were no public comments.

Approval of Minutes of May 15, 2008 Regular Meeting

The Board reviewed the minutes of the regular meeting of the Board held on May 15, 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 June, 2008. Upon motion duly made, seconded, and unanimously approved, the Board approved checks #7884-#7937, in the amount \$145,405.06.

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 \$43,162.03.

Director Hammerle reviewed the Financials showing activity through May 31, 2008. Upon motion duly made, seconded, and unanimously approved, the Board accepted the accountant's report for the month ended May 31, 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 noted for the Board that the audit will be presented at the July 17, 2008 Board meeting.

Operations

Water Testing

Mr. Worley introduced Mr. Gee water system operator for the RO Plant. Mr. Gee reviewed for the Board the water testing that was done on nine (9) homes within the district and six (6) other community area water sources.

Water Tank - VFD

Mr. Worley updated the Board on the VFD to be installed at the water tank. This has been put on hold at this time.

Attorney Items

Hi-Land Acres

Mr. Feuerstein noted for the Board that the water system, sewer system and term

sheet has been put on hold at this time. Director Osborne has requested that the entire Board attend the next Hi-Land Acres board meeting. Director Osborne wanted it known that if Hi-Land Acres does not back off on the cost to hook up to the sewer system then it is a done deal and that TCVMD Board will not be willing to help the Hi-Land Acres Board.

Open Records Request

Mr. Feuerstein reported to the Board that the process of the open records request has been satisfied and complete.

District Managers Overview

Citizen Community

Mr. Worley updated the Board with regards the citizen committee. Mr. Worley informed the Board that he is in the process of gathering the data for RG Consulting to do the rate study.

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 suggested to the Board to add a transfer fee to the Rules and Regulations Appendix A. Mr. Worley would like to add a seventy-five (\$75) transfer fee to the final water bill when a property sells due to the cost of having our service tech do the final read and the administration costs to produce the final water bill. Director Osborne asked that Mr. Worley come to the next month meeting with the amounts that the City of Thornton and Brighton charge.

RFP – Polices and Procedures

Director Hollard noted that there is nothing new at this time.

RFP – District Management Service

Mr. Worley recommended to the Board that they send out an RFP for the District Management services as a comparison. The Board concurred.

Gravity Line Break

Mr. Worley informed the Board that there was a break in the gravity line that goes from Marcus Reservoir to Smith Reservoir. The emergency repairs were done by C3 Construction in the amount of \$13,470. Mr. Worley would like the Board to ratify the emergency repairs. Upon motion duly made, seconded, and approved by a vote of 2 - 1, the Board ratified the emergency repairs contract for C3

Construction in the amount of \$13,470, Director Osborne abstained.

Business Matters

Director Hammerle asked what the ninety (90) day time frame for the failure to connect is. Director Hammerle suggested that there be a special meeting to discuss the process to happen when the ninety (90) day time frame has expired.

Adjournment

There being no further business, the Board of Directors adjourned the meeting at 5:05 p.m. The next scheduled meeting of the Board will be a regular meeting to be held on July 17, 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 Honard, Secretary