

**MINUTES OF THE SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF  
TODD CREEK FARMS METROPOLITAN DISTRICT No. 1  
ADAMS COUNTY, COLORADO  
March 20, 2008**

A special meeting of the Board of Directors of Todd Creek Farms Metropolitan District No. 1, Adams County, Colorado, was held 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  
Guy James  
Vacancy

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.  
Ken Gee, Water System Operator, Village Water Management, LLC  
Barry Cundiff, resident  
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 for the public that the Board will conduct the business side of the meeting to allow all of the residents to be able to sign in and attend the public comment portion of the meeting. Mr. Worley introduced the Board members.

**Approval of Minutes of February 19, 2008 Regular Meeting**

The Board reviewed the minutes of the regular meeting of the Board held on February 19, 2008. Following discussion and upon motion duly made, seconded, 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 Matters**

The Board reviewed and discussed the disbursements for March, 2008. Upon motion duly made, seconded, and unanimously approved, the Board approved checks #7727-#7760, in the amount \$85,035.12 with an additional expenditure in the amount of \$7,310.63 for Farmers Hi-line Canals for a total disbursements of \$163,064.20 including C.O.P.S disbursements.

Director Hanlon reviewed the Financials showing activity through February 29, 2008. Upon motion duly made, seconded, and unanimously approved, the Board accepted the accountant's report for the month ended February 29, 2008.

Total number of customer's overview

Mr. Worley noted the customer count for the Board.

**Attorney Items**

District Deadlines - 2008 Compliance Calendar

Mr. Feuerstein passed out a new updated district deadlines and reviewed with the Board members. Mr. Feuerstein noted that all of the updated disclosures for the Board members have been filed with the State.

Hi-Land Acres

Nothing new at this time.

Director Hollard asked about the Intergovernmental Agreement with Hi-Land Acres Water & Sanitation District. Mr. Feuerstein is waiting to hear back from the Hi-Land Acres Board with regards to the open point items with regards to the IGA.

**District Managers Overview**

Smith Reservoir Mixing

Mr. Worley requested that the Board ratify the contract with Keeton Industries to install a mixing system for the irrigation water from the Smith Reservoir. Upon motion duly made, seconded, and unanimously approved, the Board ratified the contract with Keeton Industries.

Meeting Location and Time change

Mr. Worley recommended to the Board that the meeting location and time be changed to the third Thursday of each month to begin at 4:00 p.m. and to be held at the Heritage Todd Creek Golf Club, 8455 Heritage Dr, Thornton, CO 80602. Upon motion duly made, seconded, and unanimously approved, the Board approved the new meeting location and time. This location will remain until the District office building is complete.

HB08-1259

Mr. Worley noted that there is no new information to report on this house bill at this time.

RFP – Polices and Procedures

Director Hollard informed the Board that TCB will be working with the District to standardize the specifications and create an exact policy manual for the District.

TCB Proposal – Water Tank

Director Hollard reviewed for the Board the proposal for the work to be done at the water tank and to add a pump to the tank for consistent water pressure.

## **Business Matters**

None.

## **Public Comment**

### **Water Rate Increase Discussion**

Director Hanlon opened the public comment section of the meeting. Mr. Worley presented for the Board and the residents some of the comments that were voiced at the Board meeting that was held in December, 2007. Mr. Worley stated for the residents that the rate increase will not be happening at this time. Mr. Worley informed the residents that the Board is looking to put together a citizen advisory committee of five (5) residents to work with the Manager and an independent consultant to perform a rate study of the District's water rates. The Board will be accepting bids for this rate study.

Mr. Worley reviewed with the residents that the District is making changes to the District's web page and will soon have a new and improved web page to be able to keep the residents informed. Mr. Worley noted that the District is looking into making some changes to the billing going from a post card to a full page statement. Mr. Worley explained the RO process of the well water and the surface water.

Mr. Worley introduced resident, Barry Cundiff, who is a chemist to speak with regards to the water quality of the District's water. Mr. Cundiff stated that he tests his water and recently the PH and TDS levels have fallen due to the augmentations that Mr. Gee has been making at the RO plant.

Director Hanlon reviewed for the residents the operating statements for the District. During Director Hanlon's review he explained the process of delivering water to the residents of District and the cost of running the operation.

The Board listened to public comments from the residents that wanted to speak. The majority of the comments were related to the operating expenses, debt service, water rates and the cost of delivering water.

## **Adjournment**

There being no further business, the Board of Directors adjourned the meeting at 7:50 p.m. The next scheduled meeting of the Board will be a regular meeting to be held on April 17, 2008 the Heritage Todd Creek Golf Course 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 Farms Metropolitan District No. 1.



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Roger Hollard, Secretary