

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
TODD CREEK VILLAGE METROPOLITAN DISTRICT  
ADAMS COUNTY, COLORADO  
September 18, 2008**

A regular meeting of the Board of Directors of Todd Creek Village Metropolitan District, Adams County, Colorado, was held on Thursday September 18, 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  
Roger Hollard  
Ken Hammerle

The following Director's absence was excused:

George Hanlon

Also Present:

Randy Feuerstein, Esq., Legal Counsel, Dufford & Brown, P. C.  
Jim Worley, District Manager, Village Water Management, LLC  
Denise Vineyard, Admin. Assist. Village Water Management, LLC  
Rick Goncalves, RG Consultants, LLC  
Gary Beutler, Lennar/HTC  
Kathy Kropp, resident of Eagle Shadow  
Cindy Lippman, Wayne Noble, Linda & Terry Young, Paula Boswell &  
Shelly Harriger, residence of Todd Creek Farms  
Brian Morgan, resident of Heritage Todd Creek

**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 August 21, 2008 Regular Meeting**

The Board reviewed the minutes of the regular meeting of the Board held on August 21, 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 August, 2008. Director Hammerle informed the Board that the rent invoice was not received prior to the payables being written, there is a check that was written for the rent payment and it will show in the financial records next month. Also, there is a small invoice to be applied to COPS for survey work that was done at the Signal Reservoir. Upon motion duly made, seconded, and unanimously approved, the Board approved checks #8044-#8094, in the amount \$176,735.70 as presented.

Director Hammerle noted for the Board that there were no COPS disbursements this month.

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

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

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

### **Operations**

#### **Water Testing**

Nothing to report at this time.

### **Attorney Items**

None.

### **District Managers Overview**

#### **Signal Reservoir – Boundary**

Director Holland handed out for the Board a survey map with regards to the boundary issue relating to the Signal reservoir.

#### **Citizen Community**

Mr. Worley explained for the Board and audience the process that the Board will follow with regards to the proposed rate increase. Mr. Worley introduced Mr. Goncalves with RG Consulting. Mr. Goncalves presented the proposed rate increase for the Board's review. The Board will review the proposed rate increase and make their proposed rates at the Board meeting on October 16, 2008 to be adopted at the November Board meeting. Mr. Goncalves will present the

proposed rate increase at the November Board meeting as well.

### Hi-Land Acres

Mr. Worley informed the Board that he received a request from homeowners on the E side of Yosemite, North of Hwy 7, for water service from Todd Creek Village Metropolitan District; they currently are served by Hi-Land Acres Metropolitan District (Hi-Land). The Board requested that Mr. Feuerstein respond to the request to the attorney's office on the water issue in Hi-Land Acres and TCVMD serving these four (4) homeowners. The District is willing to serve these four (4) homes subject to payment in full of the Districts tap fees along with any cost associated with connecting to the District water service and the exclusion of these properties from Hi-Land Acres. Director Hollard noted that each homeowner would be responsible for the cost of connecting to the District lines from their property.

### RFP – Policies and Procedures

Director Hollard will work with RG Consulting on the policies and procedures as soon as RG has completed the work on the rate study.

### Business Matters

None.


### 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 Hi-land Acres and Lennar Colorado, LLC. Upon motion duly made, seconded, and unanimously approved, the Board approved entering into executive session at 5:55 p.m. The Board ended its executive session at approximately 6:06 p.m.

### Adjournment

There being no further business, the Board of Directors adjourned the meeting at 6:06 p.m. The next scheduled meeting of the Board will be a regular meeting to be held on October 16, 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