

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
TODD CREEK VILLAGE METROPOLITAN DISTRICT
ADAMS COUNTY, COLORADO
August 21, 2008**

A regular meeting of the Board of Directors of Todd Creek Village Metropolitan District, Adams County, Colorado, was held on Thursday August 21, 2008 at the Heritage Todd Creek Golf Clubhouse, 8455 Heritage Dr, Thornton, CO 80602. The meeting was called to order at 4:20 p.m.

The following Directors were present:

Gene Osborne
Roger Hollard
Ken Hammerle
George Hanlon

Also Present:

Chris Hammond, Esq., Legal Counsel, Dufford & Brown, P. C.
Jim Worley, District Manager, Village Water Management, LLC
Denise Vineyard, Admin. Assist. Village Water Management, LLC
Linda & Terry Young, District resident
Shelly Harriger, District resident
Gary Beutler, Lennar/HTC

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 July 17, 2008 Regular Meeting

The Board reviewed the minutes of the regular meeting of the Board held on July 17, 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.

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Financial Matters

Public Hearing – Amend 2007 Budget

Mr. Worley opened the Public Hearing at 4:25 to address the 2007 Budget Amendment. Mr. Worley noted for the Board that expenses exceeded the budgeted amount for the COPS. There were no public comments. Following discussion Mr. Worley closed the Public Hearing at 4:30.

Upon motion duly made, seconded, and unanimously approved, the Board approved the 2007 Budget Amendment.

The Board reviewed and discussed the disbursements for August, 2008. Director Osborne requested that the District terminate the Earth Green contract for mowing of HWY 7 at the end of the season 2008. Upon motion duly made, seconded, and unanimously approved, the Board approved checks #7999-#8042, in the amount \$150,979.69.

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 \$24,588.87.

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

Total number of customer's overview

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

Operations

Water Testing

Nothing to report at this time.

Attorney Items

None.

District Managers Overview

Citizen Community

Mr. Worley informed the Board that he has been meeting with RG Consulting and the Citizen Committee with regards to the rate study. Mr. Worley anticipates a recommendation for the Board at the September Board meeting.

RFP – Polices and Procedures

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

Irrigation odor

Mr. Worley updated the Board on the irrigation odor. Mr. Worley noted for the Board that he has contacted Deere & Ault to do some testing on the Smith Reservoir and the mixing system. The mixing system is working but may not be working to the extent that we need it to work. Mr. Worley is going to contact Keeton Industries to see about completing the reservoir with the mixing system and what the cost would be. Director Hollard noted that with the rains that we have had this would be a good time to look into flushing the lines to remove any sludge that might be in the lines.

Director Hanlon asked about the staining on the white vinyl fence along Yosemite Street. The staining seems to be caused by the sprinkler system on Yosemite. Director Osborne requested Mr. Worley to see about getting the fence cleaned this year as a courtesy for the HOA.

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 Lennar Colorado, LLC. Upon motion duly made, seconded, and unanimously approved, the Board approved entering into executive session at 5:15 p.m. The Board ended its executive session at approximately 5:45 p.m.

Adjournment

There being no further business, the Board of Directors adjourned the meeting at 5:50 p.m. The next scheduled meeting of the Board will be a regular meeting to be held on September 18, 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