

**WILLOW CREEK VILLAGE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
October 18, 2022  
MINUTES**

**CALL TO ORDER**

The meeting was called to order at 7:11 pm by Willow Creek Village Delegate, Bob Arrington.

**NOTICE**

Delegate Arrington established that a notice of the meeting was sent out in compliance with the association documents.

**ATTENDANCE**

In attendance were Willow Creek Village Delegate and Board Member Bob Arrington, Association Manager Steve Rippy and Office Coordinator, Alex Morris.

The following properties were represented by community members in attendance:

Robert & Ann Arrington  
Charles Hall  
Tammie & Michael Sineni

**QUORUM**

A quorum was not established with 11 lots represented: 3 in person and 8 by proxy.

**APPROVAL OF MINUTES**

The minutes could not be approved without a quorum.

**FINANCIAL REPORT**

Steve Rippy presented the financial statements for January 1, 2022, through August 31, 2022.

**OPEN DISCUSSION**

Association Manager, Steve Rippy, explained the open space in Willow Creek Village and the fire break that the Association mows every year. He also described where the BMSA's easement lies and who owns the property next to it.

Manager Rippy answered questions about the new development that is proposed to be built, called Half Moon. He explained that the Battlement Mesa Metropolitan District does have the capacity, with water & sewer, to accommodate.

It was asked in the meeting, if the BMSA will upgrade anymore community signs to stone. It isn't in consideration currently.

Mr. Rippy went into further explanation, with what the community should expect, with the Half Moon Village

It was a concern in the meeting about access/exit points in the community, with new, elevated traffic coming in. At this time, there will not be any more access/exit points constructed.

A homeowner asked what the BMSA can do about barking dogs. Manager Rippy explained that if the complainant knows the exact address of the barking dogs, the BMSA can send that homeowner a violation letter.

Manager Rippy asked if community members see any overgrown shrubbery on BMSA pathways to please contact the office so we can get it scheduled to be trimmed.

A community member in attendance, asked who owns the Willow Ridge & Willow Park Apartments. Manager Rippy explained that Princeton Management bought it in foreclosure from Battlement Mesa Company.

**ADJOURNMENT**

The meeting adjourned at 8:12pm