

**WILLOW CREEK VILLAGE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
SEPTEMBER 27, 2005
MINUTES**

CALL TO ORDER: The meeting was called to order at 6:08 p.m. by Chuck Hall, Willow Creek Village Delegate.

QUORUM: Jane Chapman announced there was a quorum present. 16 Homeowners were present, and 8 proxies were submitted, totaling 24 lots represented.

ESTABLISH NOTICE: It was established that notice was sent out as required in the Battlement Mesa Service Association Declaration.

APPROVAL OF MINUTES: A motion was duly made by Al Swenson and seconded by Bill Atkinson to approve the March 25, 2004 minutes as presented. **Passed.**

FINANCIAL REPORT: Jane Chapman presented the financial report for the five month period of the fiscal Year. The line item entitled "Security Services" applies to the Sheriff's Auxillary. Chuck Hall advised the group the Battlement Mesa Service Association Board of Directors prepares and approves the Budget each year. The 2006-07 budget will be mailed out along with their assessment coupons at the start of the year. All approved financials are available on the internet at associationonline.info.

BATLEMENT MESA SERVICE ASSOCIATION REPORT: 1.) Chuck Hall reviewed the role of the Battlement Mesa Service Association which, through the Board of Directors, serves the homeowners. The current delegates on the Board were listed. Frank Oakley and Sue Lancaster were in attendance and introduced by Chuck Hall. Monthly BMSA meetings are usually held at 10:00 am on the 3rd Tuesday of each month at the Activity Center. The exceptions are the periodic night meetings. 2.) A new website, www.battlementmesacolorado.com, is under construction. It will be capable of links to other pertinent sites. 3.) A separate phone number has been established for the Battlement Mesa Service Association. Homeowners may now dial 970-285-9432 to reach Jane Chapman. 4.) Senate Bill 100 was reviewed. Our current policies and procedures are being reviewed by the Association's law firm for compliance to the bill. The eight areas that impact homeowners were discussed: architectural review, claims submission, flags and flagpoles, political signs, xeriscaping, emergency vehicle parking, Association cooperation in owner selling, and an alternative dispute resolution policy. A workshop on Senate Bill 100 will be held October 13th at 1:00pm at the Activity Center. 5.) Information from the 2005-06 budget was presented. *The franchise fee listed under Income in the Operating Fund is a 5% fee Comcast pays to the Association from the money collected by Comcast. *Full and half unit assessments were defined. *There are 52 benches within Battlement Mesa that are maintained by the Association along with the bike paths. At this time, no new bike paths are being considered. *The Reserve Fund was explained along with the long-term projects funded through reserve monies. 6.) Dan Locker has been hired as the Covenant Protection Officer. * Charles Wyant, the Willow Creek Covenant Protection Representative, was introduced. * Chuck Hall reviewed the nine committees within Battlement Mesa Service Association. The increase of architectural applications was highlighted. Sue Lancaster currently serves as the Chairman of the Architectural Committee. *Six of the ten approved street lights have been installed. Work will continue on the remaining four lights. *The current Board of Directors is reviewing a previous Board's policy on fence maintenance to determine which fences will remain and which ones will be abandoned. *The Landscape/Beautification Committee will begin improving the Village entrances this spring. *The Oil & Gas Committee was reviewed. *The reseeding and fire mitigation projects of the Wildfire Restoration Committee were discussed. Although this committee receives some budget funding, the majority of the money is raised through grants. 7.) The 5th Amendment and the covenant changes contained within it were reviewed. A "grandfather clause" for covenant changes has not been considered. * The Dry Creek Lawsuit was explained. This lawsuit has been dropped without prejudice. * The Willow Creek fence project will be initiated in 2006.

DISCUSSION ITEMS: 1) Daryl Haerther inquired about winter snow plowing. Garfield County is responsible for all the streets in Battlement Mesa except for Sippelle Drive and Spencer Parkway. If cars are parked on the street, the snowplow will skip that street due to liability issues. 2.) Chuck Hall acknowledged the parking issues faced by Battlement Mesa's growth. The Board of Directors is reviewing the situation. 3.) John Sargent asked about mosquito control to prevent West Nile Virus. 4.) Dick Buchan inquired if the Parachute Police have jurisdiction within Battlement Mesa. The Garfield County Sheriff's Department has jurisdiction here, although the Parachute Police have responded to calls. A suggestion was made for the Sheriff's Department to patrol West Battlement Parkway for speeding violations. 5.) Dean Meyers wanted to know how committee members were picked. A committee is composed of volunteers. If anyone is interested in serving on a committee, please contact the committee chairman. 6.) Al Swenson suggested an annual Willow Creek Village picnic. The audience voted in favor of the idea and Mr. Swenson was put in charge of the first picnic.

TAX RESOLUTION:

Jane Chapman read the Tax Resolution. A **motion** was duly made by John Sargent and seconded by George Cathey to accept this Resolution. **Passed.**

ADJOURN: With no further business to come before the members, the meeting was adjourned at 7:40pm.