

**WILLOW CREEK VILLAGE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
SEPTEMBER 26, 2006
MINUTES**

CALL TO ORDER: The meeting was called to order at 6:05 p.m. by Chuck Hall, Willow Creek Village Delegate.

QUORUM: Jane Chapman announced there was a quorum present. 13 Homeowners were present, and 8 proxies were submitted, totaling 21 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 Pete Simmons and seconded by Bert Floyd to approve the September 27, 2005 minutes as presented. **Passed.**

FINANCIAL REPORT: Jane Chapman presented the financial report for the four month period of the fiscal year. The removal of trash along the bike paths is included in bike path maintenance. The Bike Path Reserve Fund is for the repair and eventual repaving of the paths. Currently uncollectible assessments, due to foreclosure for example, comprise the Bad Debt line item. Security Services represents the Association contribution to the Sheriff's Auxillary rent. All approved financials are available on the website at battlementmesacolorado.com.

Pete Simmons commended the accuracy and detail of the financial statements.

INTRODUCTION OF COMMITTEE & BOARD MEMBERS: Chuck Hall displayed a listing of the Battlement Mesa Service Association delegates and committees. The delegates serve a three-year term. Each delegate on the Association Board has one vote. Charles Wyant of the Covenant Protection Committee and Bill Atkinson of the Architectural Committee were introduced.

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. Sue Lancaster, The Reserve Delegate, was in attendance and introduced by Chuck Hall. Monthly BMSA meetings are held at 10:00 am on the 3rd Tuesday of each month at the Activity Center. 2.) The new website, www.battlementmesacolorado.com, is completed and contains the Association's documents, minutes and financials along with other information for the homeowners and prospective homeowners. 3.) The direct phone number for the Battlement Mesa Service Association is 970-285-9432 to reach Jane Chapman or Gail Manuppella. 4.) The Accent Committee has been responsible for the completion of several projects, including the new website, the sign along I-70, the Battlement Mesa bumper stickers, Rumor Buster in "The Sun" and the reinstallation of the flags on the golf course. The suggestion of a second I-70 sign, as you approach from the East, will be forwarded to the Accent Committee. 5.) The resolutions finalized in December 2005 were reviewed along with the Rules and Regulations. The new regulations regarding political signs were discussed. 5.) Garfield County has now included Spencer and Sipprelle into their road system. Garfield County is responsible for the repair, repaving and plowing of these streets while the Association is responsible for the median maintenance and any future sidewalks. 6.) The litter along the community trails is picked up on an "as needed" basis. Four garbage cans have been installed to aid in litter control and the Budget Committee will look at installing additional garbage cans next year. Parkway Services picks up the litter along the main streets (Battlement Parkway, Spencer

and Sippelle) twice a week. Their service has been very good. 7.) A recent recycle survey found the majority of residents would support a \$7.00 per year increase in assessments to cover the recycle bin costs. The survey also found curbside recycling at an increased cost of \$6.00 per month was not supported. 8.) The Trails Committee, chaired by Dave Devaney, is researching the possibility of expanding the trails within the community along with the costs involved in this project. 9.) ColorScape has contracted to finish the village entrance project, enhancing the village entrances. 10.) The new Willow Creek fence was funded through the Fencing Reserve Fund. 11.) Deer fencing can be installed October 1, 2006. 12.) No vehicles should be parked on the street from November 1 through April 1 to allow room for the snowplows. 13.) All homeowners will receive a copy of the proposed 7th Amendment and a voting ballot to instruct their village delegate how to vote on the proposed Amendment. This amendment allows for expanded parking surfaces, following architectural approval, for those villages that do not have stricter covenants in place.

DISCUSSION ITEMS: 1) Kay Drzewiecki reported a broken curb at the lower entrance to Willow Creek. The Road & Bridge Committee will be informed. Kay Drzewiecki also inquired about future plans for the property behind Ridge View Place. The property is owned by John Lyons. No plans are known at this time. 2.) John Sargent asked what impact the consolidation of the Battlement Mesa Metro District and Consolidated Metro District will have on a homeowner. Chuck Hall stated there will be no impact on the homeowners. 3.) The white vinyl fence along First Eagles Point was selected by the developer. The Architectural Standards allow for white fencing. 4.) John Sargent inquired about Battlement Mesa's water futures. While Battlement Mesa has superior water rights, water is a precious commodity. The new state statute does allow for xeriscaping and only 40% irrigated turf in landscaping to conserve water. George Cathey stated the standard used to be 100% irrigated turf. 5.) Chuck Hall noted the current Board of Directors has rescinded a previous Board decision to abandon fences in the community. The Association will maintain and replace Association fences.

ELECTION OF DELEGATE FROM WILLOW CREEK VILLAGE: Chuck Hall has agreed to run for another term. A **motion** was duly made by Steve Randol and seconded by Jean Buchan to close nominations and reelect Chuck Hall as the Willow Creek Village Delegate by acclamation. **Passed.**

TAX RESOLUTION:

Jane Chapman read the Tax Resolution. A **motion** was duly made by Pete Simmons and seconded by Bert Floyd to accept this Resolution. **Passed.**

ADJOURN: With no further business to come before the members, the meeting was adjourned at 7:18pm.