

**WILLOW CREEK VILLAGE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
SEPTEMBER 26, 2007  
MINUTES**

**CALL TO ORDER:** The meeting was called to order at 6:04 p.m. by Chuck Hall, Willow Creek Village Delegate.

**QUORUM:** Jane Chapman announced there was a quorum present. 9 Homeowners were present, and 5 proxies were submitted, totaling 14 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 Lillian Wyant and seconded by Jean Buchen to approve the September 26, 2006 minutes as presented. **Passed.**

**TAX RESOLUTION:**

Jane Chapman read the Tax Resolution. A **motion** was duly made by Al Swenson and seconded by Dick Buchen to accept this Resolution. **Passed.**

**FINANCIAL REPORT:** Chuck Hall presented the financial report for the five 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. The Bike paths have been resealed. All approved financials are available on the website at [battlementmesacolorado.com](http://battlementmesacolorado.com). It was mentioned that cans and bottles have been sealed into the bike path near the activity center.

**INTRODUCTION OF COMMITTEE & BOARD MEMBERS:** Chuck Hall displayed a listing of the Battlement Mesa Service Association delegates and committees.

**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 3<sup>rd</sup> Tuesday of each month at the Activity Center. 2.) The Association contracts with Dan Locker, Covenant Protection Officer, to enforce the covenants. The violation procedure was reviewed. Charlie Wyant is the Covenant Protection Committee Representative for Willow Creek Village. 3.) The direct phone number for the Battlement Mesa Service Association is 970-285-9432 to reach Jane Chapman or Lori Borgaard. 4.) The Architectural Committee has made some changes in the Architectural Documents to be implemented November 1, 2007. Perimeter fencing, if wood, then only new wood may be used. New construction and landscaping must be completed in 18 months from approval. The Builder's Completion Deposit has been raised to \$3500 for a 1200 square foot home. A \$1.00 per square foot over 1200 square foot will be added to the deposit for homes larger than 1200 square foot. Battlement Mesa Service Association will contract with a building inspector whose duties will be to

inspect new construction to be sure there are no deviations to the plans approved by the Architectural Committee. There will be an additional fee of \$300 fee for the inspector. Builder with multiple homes under construction will pay a deposit of \$7000.00. If a construction company has been problematic in the past there may be an increase to \$10,000 for the Builder's Completion Deposit. 5.) Frank Lancaster is chairman of the Road and Bridge Committee. There have been Jake Brake signs posted along North Battlement Parkway, water collection areas are being reviewed, road painting is being scheduled and the purchase of a street sweeper is being reviewed with the Consolidated Metropolitan District. 6.) The new website, [www.battlementmesacolorado.com](http://www.battlementmesacolorado.com), is completed and contains the Association's documents, minutes and financials along with other information for the homeowners and prospective homeowners. 7.) The Trails Committee is reviewing the possibility of extending the trails down to Parachute.

**COMMUNITY UPDATES:** 1.) Street litter is picked up twice weekly at Stone Quarry, Battlement Parkway, Spencer and Sipprelle. A new budget item would include more for trash pickup along other streets. 2.) The 7<sup>th</sup> Amendment which would have allowed parking along the side yard or front yard of residences on concrete pads did not pass. The Board of Directors has placed a moratorium on such parking violations while reviewing the covenant laws for possible parking clarifications. 3.) The Association Documents regarding Covenant Violations have been changed. The code enforcement has changed to be stricter on repeat offenders. 4.) The percentage of Child Care Homes has been raised from 1% to 2% of lots in the Village. There are currently four child care homes in the community. 5.) Unimproved lots need to be mowed when they reach 6" of vegetation. If the lots are not mowed by the owners Battlement Mesa Company will have them mowed and charge the owners of the lots. 6.) There is a restriction on motorized vehicles, i.e. ATV's, within the Battlement Mesa Service Association area.

**COMMUNITY LONG RANGE:** 1.) Consolidated Metropolitan District (CMD) is reviewing the possibility of purchasing street sweepers. 2.) CMD is reviewing the possibility of taking over road maintenance currently belonging to Garfield County. 3.) Battlement Mesa Core Development, several areas to be rezoned for Residential. There is a public hearing for Fairway Villas on September 26, 2007. There is a public hearing for Grand River Hospital Clinic on October 10, 2007.

**DISCUSSION ITEMS:** No items came up for discussion

**ADJOURN:** With no further business to come before the members, the meeting was adjourned at 7:15pm.