

**WILLOW CREEK VILLAGE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
OCTOBER 24, 2012
MINUTES**

Approved 10/29/13

CALL TO ORDER

The meeting was called to order by Bob Arrington, Willow Creek Delegate, at 6:32pm.

ATTENDANCE

In attendance were Willow Creek Village Delegate and Board Member Bob Arrington, Association Manager Steve Rippy and Association Administrative Assistant Amie Martin.

The following properties were represented by community members in attendance:

Bob & Ann Arrington	Jace Braun	Dick Buchan
Anne Huber	Paul Light	David Linnertz
Jim Maier	Al Swenson	

Mr. Braun and Mrs. Huber did not stay for the entire meeting.

QUORUM

A quorum was established with 19 lots represented; 8 in person and 11 by proxy.

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 made by Dick Buchan and seconded by Jim Maier to approve the October 18, 2011 minutes. The motion carried unanimously.

FINANCIAL REPORT

Steve Rippy presented the financial statements of January 1, 2012 through August 31, 2012.

Dick Buchan is concerned with the funds that the BMSA Board of Directors is spending. Mr. Buchan stated he is reluctant to pay any more money to BMSA since they are giving \$125,000 to Parachute/Battlement Mesa Park and Recreation District and also purchased property outside of the Battlement Mesa PUD. These type of expenditures need to be brought to the public.

Mr. Rippy explained that all members are welcome to come to the BMSA Board of Directors meetings. There is an agenda that is available to everyone before all the meetings.

Delegate Arrington stated that he would like email addresses for all owners in Willow Creek Village and he will forward meeting agendas to anybody who would like them.

Delegate Arrington stated that he would like his village to know that he voted against the purchase of the property.

Al Swenson asked why BMSA purchased the property.

Delegate Arrington stated that Board purchased the property because it is the first thing you see when you come across the Colorado River Bridge towards Battlement Mesa. The Board felt this was an opportunity to clean up the “front door” to Battlement Mesa.

Mr. Rippy explained that the 2.6 acre property at 8935 CR 300 had gone through the foreclosure process and BMSA was able to purchase the property through a bid process for \$45,000. Mr. Rippy explained that the timing was challenging because the purchase was through a bid process.

Paul Light stated that BMSA should not have purchased any property outside of the PUD.

BUSINESS BY MEMBERS

Tax Resolution

A motion was made by Dave Linnertz and seconded by Al Swenson to approve the tax resolution.

Paul Light stated that he is against the Tax Resolution because it is approving BMSA Board of Directors to purchase more property.

Dave Linnertz called for a vote.

The motion carried with 17 persons or proxies voting for the resolution and Paul Light and Dick Buchan voting against the approval of the Tax Resolution.

Covenants

Dick Buchan asked if there is a covenant against how many vehicles can be parked at a residence.

Delegate Arrington stated that there was not a covenant in Willow Creek Village for the number of vehicles that can be parked at a residence. Delegate Arrington stated that there is a new architectural standard that allows residents to add an additional parking apron next to the current driveway.

Dave Linnertz stated that he has a concrete driveway through a double gate to his back yard. He is wondering what can be parked behind the fence.

Mr. Rippy stated that he would check into it and get back to Mr. Linnertz.

ELECTION OF DELEGATE

A motion was made by Dick Buchan and seconded by Al Swenson to appoint Bob Arrington as the delegate for Willow Creek Village. The motion carried unanimously.

DISCUSSION WITH MEMBERS

State of the Village

Dick Buchan asked why Battlement Mesa Metropolitan District is renaming the BMAC.

Mr. Rippy explained that the BMAC is struggling with revenues. The Board of Directors felt that the name change would possibly bring in more people, from outside the PUD. We are receiving feedback, with the name Battlement Mesa Activity Center, people are thinking the center is only for people that live with in Battlement Mesa.

Delegate Arrington stated that Garfield County had a town hall meeting with the Town of Parachute residents and Battlement Mesa residents. Delegate Arrington asked the County if they would consider using asphalt instead of chip seal, when they repave streets in Battlement Mesa.

ADJOURNMENT

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