**WILLOW CREEK VILLAGE DELEGATE AREA**

**ANNUAL MEETING OF THE MEMBERS**

**October 7, 2019**

**MINUTES**

**Call**

The meeting was called to order at 7:02 pm by Willow Creek Delegate, Bob Arrington.

**Notice**

Delegate Arrington established the notice of the meeting was sent out in compliance with the Association Documents.

**Attendance**

Association Manager Steve Rippy and Administrative Assistant, Sherry Loschke were also in attendance.

The following properties were represented by community members in attendance:

Bob Arrington, Jim Watson, Mark Quinn, Nicole Quinn, and Jim Maier.

**Quorum**

A quorum was established with 5 in person and 11 proxies a quorum was established with 16 lots represented a quorum was established.

**Approval of Minutes**

James Maier made a motion and seconded by Nicole Quinn to approve the 2018 Board minutes. The motion passed unanimously.

**Financial Reports**

Steve Rippy presented the financial statement from 2018 Actual Budget and the 2019 budget through August 31, 2019. Steve Rippy mentioned that typically the Battlement Mesa Service Association spends around $900,000 per year. This is to maintain 6 miles of trails, 8 acres of green belts, the fences along the roadways, street light maintenance and the irrigation in the Common areas is around $120,000. Steve Rippy mentioned that the BMSA is financially sound.

**Open Discussion**

Delegate Arrington stated the landscaping on the medians, new stone signs and the lighting around the stone signs was paid for by the Battlement Mesa Neighborhood Improvement Organization which was established by the funds Ursa donated to the BMSA. The medians located in front of Monument Creek will begin this fall and be completed in the spring.

Steve Rippy mentioned he would like to see the big Battlement Mesa sign replaced and they are trying to come to a conclusion on what materials could be used. He would also like to see a sign Welcome to Battlement Mesa and have it designed in order to swap out different organizations and businesses. There was discussion about the tree in the entrance of Willow Creek Steve Rippy mentioned he would like to see the county come in and trim the tree. Page 1 of 2

Delegate Arrington mentioned that BMSA bought the excess light poles for a good price from Battlement Mesa Company. BMSA paid $38,000 for 100 light poles with the fixtures and will sell them back at market price.

Steve Rippy said Garfield County plows and they usually have a contractor do it. It was mentioned that when the County plows it pushed the snow in the driveways, Steve Rippy said the policy is to plow to the side.

A question was asked why no one comes to the meeting and most felt it was because “things are running smooth”.

Steve Rippy mentioned that BMSA contributes to community activities, KSUN, the Grand River Hospital District and the Kiwanis to mention a few.

Steve Rippy mentioned that average price of a home in Willow Creek for 2019 is $345,616 and the percentages of the cost of the homes have gone up 1% over the past year. There were seven (7) home sales, that equals 15% of the amount of homes in Willow Creek.

The meeting adjourned at 7:45 pm.

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