

**WILLOW CREEK VILLAGE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
October 10, 2023  
MINUTES**

**APPROVED**  
10.10.24

**CALL TO ORDER**

The meeting was called to order at 7:10 pm by Willow Creek Village Delegate, Bob Arrington.

**NOTICE**

Delegate Arrington established that a notice of the meeting was sent out in compliance with the association documents.

**ATTENDANCE**

In attendance were Willow Creek Village Delegate and Board Member Bob Arrington, Association Manager Steve Rippy, Assistant Manager Vinnie Tomasulo, and Administrative Assistant, Alondra Loya.

The following properties were represented by community members in attendance:

Robert & Ann Arrington	Vinnie Tomasulo
Betsy Leonard	Jim Watson
James Maier	

**QUORUM**

A quorum was established with 12 lots represented: 5 in person and 7 by proxy.

**APPROVAL OF MINUTES**

A motion was made by James Maier and seconded by Betsy Leonard to approve the October 28, 2021, and October 18, 2022, minutes as presented. The motion carried unanimously.

**FINANCIAL REPORT**

Steve Rippy presented the financial statements for January 1, 2023, through August 31, 2023.

**OPEN DISCUSSION**

A community member in attendance asked about the BMSA's recycle bins at Clark's Market. Manager Rippy explained that Dependable Waste was bought by Bruin Waste Management and Bruin is doing business as Dependable Waste. It was asked if they take plastic, and it was confirmed that Dependable Waste does take plastic. Manager Rippy confirmed that Dependable Waste picks up the recycle bin on Thursdays and hauls it to Grand Junction. Another community member asked the reasoning why they don't accept glass. Manager Rippy explained that glass must be separated by color which is very difficult to facilitate with a community recycle bin that is not monitored by an employee. It was also asked if the new contract with Bruin Waste increased their rates. Manager Rippy assured the members in attendance that they did not increase their rates.

The question of who funds the Garfield County Sheriff's Department was asked. Manager Rippy explained that all residents and businesses owning property in the county fund the department through their property taxes. Mr. Mair then asked why the ambulance takes patients to Grand River Hospital in Rifle instead of St. Mary's in Grand Junction. Manager Rippy explained that he would have to ask the hospital district.

A community member inquired about who was responsible for the chip and seal on all the four lanes in the community. The community member called Garfield County Road & Bridge to complain about how big the rock was and people speeding on loose gravel. Manager Rippy confirmed that Garfield County Road & Bridge is responsible, and Garfield County is who community members need to contact; the majority of roads in Battlement Mesa are owned by Garfield County.

It was asked why some villages contract their own snow removal and others have Garfield County remove the snow from their streets. Manager Rippy explained that the villages with sub-associations (2 HOAs) i.e., Eagle's Point, Canyon View, Valley View, Mesa Ridge Townhomes and Fairway Villas own their streets, which in return, they must pay to have the snow removed. All the other villages, who only fall under the BMSA, their roads are owned by Garfield County, which in return, Garfield County employees remove snow.

Manager Rippy explained that many years ago, the BMSA made an agreement with Battlement Mesa Company to pay for the flags (U.S. & State) located at the golf course that are visible from I-70. When the Parachute/Battlement Mesa Park and Recreation District acquired the golf course, they indicated that they were not going to pay to replace the flags when needed. Therefore, the BMSA agreed to continue paying to replace the flags.

An attendee asked if the BMSA was still enforcing the covenants. Assistant Manager Tomasulo confirmed that yes, the BMSA is still enforcing rules & regulations; with approximately 800 letters being sent out for violations in 2023 so far.

Association Assistant Manager Tomasulo explained to attendees the new HOA legislation that went into effect in August of 2022. The new legislation is making covenant violations harder to enforce. Covenant violation letters must now provide a minimum of 30 days for the property owner to correct a violation before any additional violation letters can be sent to the owner. The regulations previously allowed 5 days to correct the violation. The BMSA staff is now having to utilize certified mailing for delinquent balances, which is costly. The new legislation will cost the BMSA an estimated \$10,000 in 2024.

#### **ADJOURNMENT**

The meeting adjourned at 8:05pm