

**WILLOW CREEK VILLAGE DELEGATE AREA  
ANNUAL MEETING OF THE MEMBERS  
OCTOBER 29, 2013  
MINUTES**

**Approved 10/30/14**

**CALL TO ORDER**

The meeting was called to order at 7:00 pm by Bob Arrington, Willow Creek Village Delegate.

**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:

David Anthony	Bob Arrington	Dick Buchan
Fred Burdick	Chuck Hall	Larry & Anne Huber
Betsy Leonard	David Linnertz	Steven Randol
Dan Temple	Jim Watson	

**QUORUM**

A quorum was established with 26 lots represented; 11 in person and 15 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 David Linnertz and seconded by Dick Buchan to approve the October 24, 2012 minutes as presented. The motion carried unanimously.

**FINANCIAL REPORT**

Steve Rippy presented the financial statements of January 1, 2013 through August 31, 2013

**TAX RESOLUTION**

A motion was made by Dan Temple and second by Chuck Hall to approve the tax resolution. The votes from the community members in attendance were (8) for the motion, (1) against the motion and (2) abstaining. There were 15 proxy votes cast; (1) abstained and (14) against the motion. The motion failed.

A motion was made by Dan Temple and second by Steve Randol to approve the following tax resolution for Willow Creek Village; the membership hereby authorizes the Battlement Mesa Service Association to use any excess funds to impact 2014 assessments. The votes from the community members in attendance were (9) for the motion, (1) against the motion and (1) abstaining. There were 15 proxy votes cast all in favor of the motion. The motion carried.

### **Capital Contributions Resolution**

A motion was made by Dan Temple and second by Dick Buchan to approve the capital contributions resolution as presented. The votes from the community members in attendance were (10) for the motion and (1) abstaining. There were 15 proxy votes cast all in favor of the motion. The motion carried.

### **GENERAL DISCUSSION**

Dick Buchan stated that there are 14 members on the Board of Directors and 5 of those members have conflicts of interests. Are all of these services advertised?

Mr. Rippy stated that if a Board of Directors member has a contract on a specific item of discussion they are not allowed to be included in the discussion or vote on that issue. The Board member must recue themselves from the conflict. Mr. Rippy explained that Eric Short, owner of Baker & Associates who has the contract for landscape maintenance, purchased property in Tamarisk Village in 2012. That subdivision did not have a representative on the Board of Directors for 4 or 5 years. Mr. Short stepped forward to represent Tamarisk Village and was voted in as delegate in 2012. Baker & Associates is under contract at this time on a three year contract. This particular service can not be put out to bid. Mr. Rippy stated that the Board of Directors is in the process of writing a bid proposal for the covenant officer position. Mr. Rippy stated that the Board of Directors can decide each year which service to put out to bid.

Chuck Hall stated that the BMSA website has very much improved over the last couple of years and the BMSA Board of Directors is now emailing out a monthly newsletter. Mr. Hall wanted to thank the Board of Directors and Keith Lammey for all their hard work on the website and newsletter.

### **ADJOURNMENT**

With no further business to come before the members, the meeting adjourned at 8:15 pm.