APPROVED
October 14, 2026

WILLOW CREEK VILLAGE DELEGATE AREA
ANNUAL MEETING OF THE MEMBERS
October 10, 2024
MINUTES

CALL TO ORDER
The meeting was called to order at 7:00 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 Alex Morris, and Association Office Coordinator, Alondra Loya.

The following properties were represented by community members in attendance:

Robert & Ann Arrington	James & Deanna Maier	Vincent Tomasulo
Richard & Jean Buchan	Rolande & Steven Petterson	Charles & Lillian Wyant
Charles & Dee Hall	Lynn J. & Lynn T. Shore	

QUORUM
A quorum was established with 20 lots represented: 8 in person and 12 by proxy.

APPROVAL OF MINUTES
A motion was made by Mr. Lynn Shore and seconded by Charles Hall to approve October 10, 2023; minutes as presented. The motion carried unanimously.

FINANCIAL REPORT
Steve Rippy presented the financial statements for January 1, 2024, through August 31, 2024.
A motion was made by Mr. Lynn Shore and seconded by Vinnie Tomasulo to approve the financials as presented. The motion carried unanimously.

OPEN DISCUSSION
Delegate Arrington opened the discussion by informing everyone that the value of homes in the community has gone up.

Mr. Hall questioned weed management around the subdivision and needed to know if the county was responsible. Manager Rippy informed him the contractor is who takes care of that. Mr. Tomasulo said the county only sprays the roadways.

A community member inquired about the $4 assessment increase not being enough to keep up with inflation. To stay level with the standard of care maybe increasing a little more might help the problem.

Manager Rippy gave everyone an update on the half Moon subdivision.

Mr. Hall wanted an update on the trials and other things for the community. Mr. Tomasulo said it would take a couple of years. Parks & Rec received an FMLD grant to help fund the project.

Mr. Tomasulo said that he wants to see more enforcement from the covenant officer.

He also had questions about the new property they are wanting to develop behind the Dollar General (Aster Place) that will have 58 units and was wondering if they would have to be annexed in. Manager Rippy confirmed that they would have to annex in.

ELECTION OF DELEGATE

A motion was made by Mr. Lynn Shore and seconded by Vincent Tomasulo to approve a amil in election for a new delegate. The motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:54pm