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Zubin Potok

Case Brief: Property Takeovers, Demolitions and Threatened Evictions around Gazivode Lake

Purpose of the brief

This case brief provides an overview of recent developments concerning the takeover, demolition and threatened removal of houses, holiday homes, recreational facilities and community-related property around Gazivode Lake in the Municipality of Zubin Potok. It is intended for representatives of the European Union, EULEX, OSCE, KFOR, UNMIK, the Quint embassies and other diplomatic missions present in Kosovo.

The cases described below indicate an emerging pattern in which the public enterprise Ibar-Lepenac, always with the presence or assistance of the Kosovo Police, has taken or initiated actions affecting property, possession and homes without presenting affected persons with a court decision, enforceable administrative act, enforcement title, demolition order, written legal reasoning, or effective remedy before the action was taken.

In all cases described in this brief, the Kosovo Police were present in some form. In some cases, police officers were present as security while Ibar-Lepenac or other Kosovo institutions carried out the action. In others, police representatives appear to have played a more active role, including communicating verbal warnings to owners, assisting in the delivery of notices, or enabling Ibar-Lepenac to exercise factual control over property.

This police role is particularly important because it has been publicly framed by police representatives as mere “assistance”. In relation to the takeover of Rezala Summer Camp, Veton Elshani, Deputy Regional Commander for the North, Kosovo Police, stated that Ibar-Lepenac had asked for police assistance and that, under the Law on Police, the police “assist central institutions”. He added that the police were present so that no one would disturb Ibar-Lepenac while it was doing its work. This explanation is controversial for two reasons: first, Ibar-Lepenac is a public enterprise, not a central authority; and second, even when police assistance is requested by a public body, such assistance cannot substitute for a court decision, enforcement title, administrative decision or other legally reviewable act.

Wider context and scale of the problem

The concern is not limited to individual structures. According to information collected from property owners and users, at least 154 houses and holiday homes around Gazivode Lake, as well as approximately 113 building plots, may be affected by similar claims or intended actions by Ibar-Lepenac. These include both seasonal recreational facilities and homes that have been used by families for many years.

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The owners and users do not dispute the need to regulate the legal status of land around Gazivode Lake. However, they insist that any such process must be conducted through lawful, transparent and reviewable procedures, not through unilateral takeovers, police-assisted entries, demolitions, verbal threats, or notices lacking clear legal basis and instructions on available remedies.

A possible out-of-court solution has been repeatedly proposed by the owners: the conclusion of long-term land lease agreements with Ibar-Lepenac, under which users would pay rent for the land they have used for decades. This would follow the logic of arrangements already concluded by Ibar-Lepenac with other users, including the long-term lease of garage premises to Kolašin Prevoz. To date, however, the Director of Ibar-Lepenac, Mr Faruk Mujka, has rejected such proposals, reportedly stating that his duty is to take back Ibar-Lepenac property. The problem is that this “taking back” of property, as currently conducted, appears not to follow the procedures required by Kosovo law.

The issue is therefore not whether Ibar-Lepenac may have property claims over certain parcels. The issue is whether a public enterprise, even if it claims ownership or management rights over land, may unilaterally take possession, enter facilities, remove property, demolish structures or threaten evictions without a court decision, a valid administrative decision, enforcement title, authorised enforcement body, prior notification and effective legal remedy.

Lack of consultation with the Municipality of Zubin Potok

A separate and important concern is the absence of consultation with the Municipality of Zubin Potok. According to information available to affected owners and local community representatives, the Municipality of Zubin Potok was not consulted in relation to the takeover of the former school site, the demolition of holiday homes, the demolition of houses, the threatened demolition of homes, the delivery of notices to additional holiday homes and their subsequent demolition, or the takeover of Rezala Summer Camp.

This is significant because all the affected locations are within the territory of the Municipality of Zubin Potok, and many of the issues involve local infrastructure, community facilities, tourism infrastructure, homes, land use and local residents. Actions of this kind should not be carried out exclusively through central institutions, the Kosovo Police, the Ministry of Internal Affairs, the Emergency Management Agency or Ibar-Lepenac, without meaningful involvement of the municipality and without transparent communication with affected residents.

The lack of municipal consultation further deepens the perception that decisions are being imposed through security and enforcement structures rather than handled through normal administrative, local-government, judicial or negotiated channels.

Former elementary school in Čečevo and the search-and-rescue training centre

The first case concerns the former elementary school in Čečevo, which has been taken over by Kosovo institutions for the purpose of establishing a search-and-rescue training centre. The historical record of the school shows that the first school in this area opened in the 1936/37 school year, at the request of the local population, because children from surrounding villages had previously walked long distances to attend school elsewhere. The school building was later constructed on privately owned land, through the manual work and financial contributions of villagers from Čečevo and surrounding villages.

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The symbolic value of this building for the local community is therefore significant. It is not only a former public building, but a structure built and maintained through the contribution of surrounding villages over generations. Its takeover and repurposing as a Kosovo institutional training facility was carried out without adequate consultation with the local community or with the Municipality of Zubin Potok.

On 1 June 2026, during the pre-election campaign and one week before extraordinary parliamentary elections, Kosovo Prime Minister in technical mandate Albin Kurti officially opened the search-and-rescue facility in Čečevo on Gazivode Lake. The facility was built with Kosovo Government funds. On the same occasion, Kurti visited the site and took a diesel-powered boat ride on Gazivode Lake, although the use of diesel-powered boats is prohibited on drinking-water reservoirs such as Gazivode.

This detail is relevant because local residents report being warned, stopped or pressured by the police for using diesel-powered boats on the lake on the grounds that such use violates Kosovo regulations, while the caretaker Prime Minister himself used such a boat on Gazivode in the presence and with the support of the police. This is not central to the property cases, but it adds to local perceptions of selective enforcement and unequal treatment.

The event is also relevant because it shows the institutional and political importance attached to the site shortly before a series of actions affecting nearby locally owned or locally used properties around the training centre.

The former school site also had a tourism function. InTER had installed a tourist information board there, marking hiking and cycling trails in the Mokra Gora-Gazivode tourism area, together with directional signage for hiking and biking routes. During a site visit shortly after Prime Minister Kurti's visit, it was observed that this tourism infrastructure had been removed by the police. The removed signage and information board have not been returned. The matter was reported to the local police station, but no response was received.

Demolition of five holiday homes in Čečevo Bay

The second case concerns the demolition of five holiday homes in Čečevo Bay, below the above-mentioned training centre. The demolition began on 26 June 2026. Ibar-Lepenac carried out the action with the assistance of the Kosovo Police. A police spokesperson for the North region stated that "Ibar-Lepenac is carrying out the enforcement, the police are only assisting."

According to the affected owners, the demolitions were carried out without a court decision, without a prior enforceable administrative decision served on the owners, without a right of appeal and without an authorised enforcement procedure. The Municipality of Zubin Potok was not consulted or included in the procedure, despite the fact that the demolitions took place on its territory. This raises serious concerns under Kosovo's legal framework, because the most intrusive property measures, including demolition or dispossession, cannot lawfully be reduced to a field action by a public enterprise supported by police presence.

After the demolition, some owners were reportedly given inspection records in Albanian. According to the available information, only two of the five owners accepted these documents. The documents appear to have been issued after the demolition or in connection with the inspection, rather than serving as prior, reasoned and appealable decisions authorising the demolition. This further reinforces concerns that the

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affected persons were deprived of the opportunity to challenge the measure before irreversible damage occurred.

According to some of the affected owners, their lawyer has submitted a legal claim concerning the allegedly unlawful conduct of Ibar-Lepenac and its Director, Mr Faruk Mujka.

Demolition of the Prodanović/Milovanović house in Ččevo

The third case concerns the house of the late Jovan Prodanović in Ččevo, located above the training centre. The house was reportedly built in 1981 on land allocated by the former local forestry enterprise, “Mokra Gora” of Zubin Potok, where Mr Prodanović worked until his retirement. The property was subsequently inherited by his grandsons, Siniša and Srđan Milovanović.

According to the owners, on 26 June 2026, they were visited by the Commander of the Kosovo Police station in Zubin Potok and informed that their house would be demolished at the beginning of the following week. They explained that they possessed ownership and land-allocation documents and that the house could not be demolished without a court decision. The owners were reportedly told only to remove their belongings.

The Prodanović/Milovanović house was demolished on 30 June 2026. The Kosovo Police confirmed that officers were present during the demolition but provided no further details. The relevant institutions, including Ibar-Lepenac and the competent ministries, did not provide a clear explanation of the legal basis for the demolition.

The demolition was also carried out without prior consultation with the Municipality of Zubin Potok.

Threatened demolition of Slavo Milojević’s home

The fourth case concerns the house of Slavo Milojević, located across the road from the Prodanović/Milovanović house, in close proximity to the training centre and the occupied elementary school. On the day the Prodanović/Milovanović house was demolished, unknown persons reportedly visited Mr Milojević’s house and orally informed him that his house would be next for demolition.

Mr Milojević’s father, Ilija Milojević, received the house for use in 1972 from the local forestry enterprise “Mokra Gora” of Zubin Potok, where he worked until retirement. The enterprise’s 1972 decision confirms the allocation of the apartment/house to Ilija Milojević and states that he was required to move in by 20 October 1972, from which date his housing-related obligations would commence.

This case is particularly sensitive because Slavo Milojević lives in the house, is in a vulnerable social situation and reportedly has no alternative accommodation. Although the house is in poor condition, it remains his home. On 1 July 2026, Mr Milojević submitted a complaint to the Kosovo Police station in Zubin Potok against unknown persons concerning the threatened eviction and demolition of his home. The Commander reportedly accepted the complaint but did not issue a receipt, registration number or any other written confirmation that it had been received.

This raises a serious procedural concern. The failure to register the complaint or confirm its receipt deprives the complainant of evidence that he sought protection from the authorities, particularly in circumstances where a similar house nearby had just been demolished. The case was also included in the civil society complaint submitted to the Ombudsman, which states that unknown persons verbally

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instructed the Milojević family to leave their family home, where they have lived since 1972, and that the local police station received the complaint but neither registered it nor issued confirmation of receipt.

Eviction notices and demolition of 11 additional holiday homes

The fifth case concerns 11 additional holiday homes at another location around Gazivode Lake. On 3 July 2026, Ibar-Lepenac workers, with Kosovo Police presence, left written demands on the doors of 11 holiday homes, giving owners 15 days to vacate, remove belongings and structures, and return the land to its previous condition. The demands were delivered by four persons in civilian clothes accompanied by two police officers.

The Ibar-Lepenac notice dated 3 July 2026, signed by Director Faruk Mujka, refers to a cadastral parcel in the cadastral zone of Velji Breg, Municipality of Zubin Potok, and describes the recipients as “usurpers of property”. It demands that they leave the property, remove installed items and constructions, and restore the property to its previous condition within 15 days. It also states that Kosovo Police and municipal inspection bodies have been informed and that the demand is considered delivered by being posted on the facility. However, informing municipal inspection bodies does not appear to amount to meaningful consultation with the Municipality of Zubin Potok.

The Kosovo Police confirmed assistance in delivering these demands. A police representative stated that the police do not determine who has rights, but provide assistance when institutions request it.

On 14 July 2026, before the expiry of the 15-day deadline, NGO Aktiv organised a town hall meeting in the Assembly Hall of the Municipality of Zubin Potok under the title “Dialogue on Property Issues in the Gazivode Lake Area: Challenges, Institutional Responsibilities and Next Steps”. The meeting gathered affected owners and users, including owners of holiday homes and representatives of Rezala Summer Camp, the Director of Ibar-Lepenac, Mr Faruk Mujka, the Mayor of Zubin Potok, representatives of the Kosovo Police, EULEX, KFOR and other international organisations, legal representatives, civil society and media. The purpose of the meeting was to open dialogue, clarify institutional responsibilities and discuss possible steps towards resolving the issue through transparency, due process and communication.

During the meeting, the Mayor of Zubin Potok stated that the Municipality had not given consent for the demolition of houses and holiday homes around Gazivode Lake and had not adopted any decision enabling such actions. Affected owners and their legal representatives again raised concerns regarding the absence of court decisions, unclear institutional competences, lack of effective remedies and the need for a negotiated solution. Representatives of the Ministry of Environment, Spatial Planning and Infrastructure, although invited, did not attend the meeting.

While the town hall meeting was ongoing, Ibar-Lepenac delivered another demand for the release of property, this time to the owners of Hotel “Jezero” and the adjacent public beach area near Gazivode Dam. The beach is the only public beach on Gazivode Lake and was developed through EU-funded tourism support in 2013. This development further expanded the scope of Ibar-Lepenac’s actions from holiday homes and family houses to a publicly used tourism facility.

On 21 July 2026, after the expiry of the 15-day deadline, the demolition of the 11 holiday homes began. According to available information, the action was carried out with the involvement of Ibar-Lepenac, the competent inspection authorities and the Kosovo Police. The affected owners had previously challenged

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the legal basis of the action, arguing that their families had used the land for decades on the basis of allocation and use documents issued by competent authorities at the time, including forestry-enterprise decisions, and that no demolition could lawfully take place without a court decision.

The demolition of the 11 holiday homes confirms the concern already raised in this case brief: the eviction notices were followed by irreversible action without affected persons being presented with a court decision, enforceable administrative decision, demolition order, enforcement title or effective legal remedy. The Municipality of Zubin Potok was not meaningfully consulted, despite the fact that the demolished holiday homes were located within its territory and despite the Mayor's public statement that the Municipality had not given consent for such actions.

The owners of the 11 holiday homes had also submitted a complaint to the Ombudsman. In that complaint, they claimed violations of the right to property, the right to home, the right to fair procedure and the right to an effective remedy, and requested that removal activities be suspended until proceedings before the competent court were completed. The subsequent demolition makes these concerns more serious, as the affected owners were deprived of the opportunity to obtain effective protection before irreversible damage occurred.

Takeover of Rezala Summer Camp

The sixth case concerns the takeover of Rezala Summer Camp by Ibar-Lepenac and the Kosovo Police. Rezala Summer Camp is a complex of facilities located in the village of Rezala, built in 2014 as a seasonal recreational, tourism and youth-exchange facility. The complex includes a restaurant, five wooden bungalows, sanitary facilities and a small beach area. The Rezala Summer Camp is listed as a holiday and recreational facility in all English- and French-language tourist guides for Kosovo and the Western Balkans, such as Lonely Planet, Bradt and Petit Futé tourist guidebooks.

On 10 June 2026, representatives of Ibar-Lepenac, with police assistance, entered Rezala Summer Camp and took factual control of the premises, including both movable and immovable property. The owners were not informed in advance and were not presented with any court decision, administrative decision, enforcement order, order for transfer of possession or other document explaining the legal basis for the action. The Municipality of Zubin Potok was not consulted or involved.

Rezala Summer Camp was built through private investment by four owners and operated openly for more than a decade, with the knowledge of relevant institutions. It hosted domestic and international visitors, youth groups, families, tourists, diplomatic missions and organisations. It was also used for EU-funded international youth summer camps, fishing competitions, events with members of the diplomatic community, team-building activities and other recreational and social events.

On 11 June 2026, Veton Elshani, Deputy Regional Commander for the North, Kosovo Police, confirmed that Rezala Summer Camp had been taken over by Ibar-Lepenac the previous day. Faruk Mujka also publicly shared photographs from the Camp.

One of the owners publicly stated that none of the owners had been notified, that five bungalows and the restaurant had been forcibly opened, and that no legal basis for the action had been presented. The owners stated that the action had the characteristics of an extrajudicial deprivation of possession and called for the legal basis to be disclosed and for any further use, alteration or removal of the facilities and equipment to cease.

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Following the takeover, the European Union attempted to facilitate communication aimed at finding a constructive solution. However, Director Mujka reportedly maintained that it was his duty to take over the Camp. The owners of Rezala Summer Camp have filed a lawsuit against the Director of Ibar-Lepenac before the competent court.

Ombudsman complaints and civil society reaction

On 3 July 2026, five civil society organisations — New Social Initiative, Aktiv, CASA, InTER and ACDC — submitted a complaint to the Ombudsman concerning what they describe as a systemic pattern of unlawful and irregular conduct by the Kosovo Police. The complaint argues that, in a series of cases, the police have assumed administrative, enforcement and judicial functions that do not belong to them, thereby depriving citizens of reasoned decisions, legal remedies, judicial protection, property rights and freedom of movement.

The same complaint specifically includes the takeover of Rezala Summer Camp, the demolition of holiday homes in Čečevo, the demolition of the Prodanović/Milovanović house, and the threat against the Milojević house. It describes a common pattern in which the police conduct or secure material actions directly affecting property and possession without a written administrative act, enforcement document or competent body such as a court, private enforcement agent, inspection authority or municipality.

Separately, the owners of the 11 additional holiday homes submitted their own complaint to the Ombudsman, as described above, requesting protection of their property, home, fair procedure and effective remedy rights, and suspension of removal activities until the competent court proceedings are completed.

Legal concerns

The central legal concern is the absence of due process. Kosovo Law No. 04/L-139 on Enforcement Procedure is the applicable legal framework for enforcement procedures and is published in the Official Gazette of Kosovo. The law provides that courts and private enforcement agents determine and carry out enforcement on the basis of enforcement titles and authentic documents. The civil society complaint also notes that enforcement should be carried out by courts and private enforcement agents on the basis of enforcement documents, and that the police may provide assistance to an enforcement body during a lawful enforcement procedure, but cannot act as the enforcement body itself.

Similarly, Kosovo Law No. 05/L-031 on General Administrative Procedure establishes the general framework for administrative decision-making and is also published in the Official Gazette of Kosovo. Where a public authority or public enterprise initiates measures affecting property, possession or homes, affected persons should receive a written, reasoned and appealable act before irreversible measures are taken.

The actions described above therefore raise several interconnected concerns. First, affected persons were not consistently provided with written decisions before action was taken. Second, where notices were issued, they appear not to contain adequate legal reasoning or instructions on legal remedy. Third, some actions were irreversible, most recently the demolition of the 11 additional holiday homes on 21 July 2026, before owners had any meaningful opportunity to challenge them. Fourth, the Kosovo Police appears to have been used not merely to preserve public order during lawful procedures, but to facilitate or secure factual dispossession, demolitions or coercive delivery of demands in the absence of a clearly

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presented enforcement title. Fifth, the Municipality of Zubin Potok appears not to have been consulted or involved, despite the fact that all cases concern property, homes, tourism infrastructure or community facilities on its territory. Sixth, the impact is not limited to recreational facilities — at least some cases involve homes and vulnerable residents.

Rule-of-law and community-confidence implications

The situation risks becoming a broader rule-of-law and community-confidence issue. Many of the affected structures exist in a legally complex context created by past land allocations, expropriations, forestry-enterprise decisions, long-standing use arrangements, and decades of institutional tolerance or knowledge. Such complexity requires careful legal resolution, not summary removal.

If Ibar-Lepenac or any central-level Kosovo institution believes that certain uses are unlawful, the appropriate route is a transparent administrative or judicial procedure, with individual decisions, evidence, reasoning, translation where necessary, access to legal remedy, and enforcement only after the relevant decision becomes enforceable. This process should also include the Municipality of Zubin Potok, which has direct local responsibility for the territory, affected residents and local public interest.

The concern is reinforced by the fact that the described actions are taking place around a site that Kosovo institutions have recently presented as a strategically and symbolically important training centre. The 1 June opening of the search-and-rescue facility in Ččevo by Prime Minister Kurti is not, in itself, evidence of unlawfulness in the later property actions. However, when viewed together with subsequent demolitions, eviction notices, police-assisted entries and the takeover of nearby facilities, it contributes to the perception that the area around the training centre is being cleared or consolidated through methods that do not provide affected persons with due process.

Proposed peaceful solution

The owners and users of the affected houses, holiday homes, plots and Rezala Summer Camp are seeking a peaceful and lawful solution. Their proposal is to regulate the status of the land through long-term lease agreements with Ibar-Lepenac, with payment of rent and clear obligations for both sides.

This would protect the public interest, clarify land use, generate revenue for Ibar-Lepenac, avoid further escalation, and prevent irreversible harm to homes, property and local community relations.

Questions for Kosovo institutions

International representatives are respectfully requested to seek urgent clarification from Ibar-Lepenac, the Kosovo Police, the Ministry of Internal Affairs, the Emergency Management Agency, the Ministry of Environment, Spatial Planning and Infrastructure, the Municipality of Zubin Potok and other relevant institutions on the following points:

- What is the precise legal basis for each takeover, demolition, eviction notice or police-assisted action around Gazivode Lake?
- Were court decisions, enforceable administrative decisions or enforcement titles issued in each case?
- Which institution ordered each action, and which institution was responsible for enforcement?
- On what legal basis did the Kosovo Police assist Ibar-Lepenac in actions affecting property and possession?
- How does the Kosovo Police justify assisting a public enterprise under the explanation that it assists “central institutions”?

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- Why was the Municipality of Zubin Potok not consulted or included in actions affecting property, homes, tourism infrastructure and community facilities on its territory?
- Why were affected persons not provided with written, reasoned and appealable decisions before irreversible measures were taken?
- What remedies are available to affected owners and residents before any further demolition or dispossession occurs?
- Will further actions be suspended pending judicial or Ombudsman review?
- Is the Government of Kosovo willing to support a negotiated solution, including long-term lease arrangements, before further conflict arises?

Immediate request

The immediate request is that all further demolitions, forced removals, takeovers, alteration of facilities and removal of private property around Gazivode Lake be suspended. The legality and consequences of the demolitions already carried out should also be urgently reviewed. Any further action should be postponed until the Municipality of Zubin Potok has been properly consulted and affected persons have been given access to effective legal remedies.

The broader request is that the international community encourage Kosovo institutions to resolve this issue through lawful, transparent and proportionate procedures, with due regard for property rights, the right to home, local self-government, community confidence, and the rule of law.

Timeline of Major Events

Gazivode Lake Property Cases, June–July 2026

 1 June 2026	At the former elementary school site in Čečevo, tourism infrastructure — including an InTER tourist information board and hiking/cycling trail signage — had already been removed by the police and was not returned. On the same day, the search-and-rescue facility in Čečevo was officially opened by caretaker Prime Minister Albin Kurti, who also took a diesel-powered boat ride on Gazivode Lake, although the use of diesel-powered boats on drinking-water reservoirs such as Gazivode is prohibited by law.
 10 June 2026	Rezala Summer Camp, a private complex of recreational facilities in the village of Rezala, was taken over by Ibar-Lepenac with the assistance of the Kosovo Police, without prior notice to the owners.
 26 June 2026	Demolition of five holiday homes in Čečevo Bay began, with Ibar-Lepenac carrying out the action and the Kosovo Police present. On the same day, the owners of the Prodanović/Milovanović house were verbally informed that their house would be demolished.
 30 June 2026	The Prodanović/Milovanović house in Čečevo was demolished. On the same day, Slavo Milojević was verbally told that his home would be next for demolition.
 1 July 2026	Slavo Milojević submitted a complaint to the Kosovo Police station in Zubin Potok regarding threats to demolish his home. No receipt or written confirmation of receipt was issued.
 3 July 2026	Ibar-Lepenac posted 15-day eviction and removal notices on 11 additional holiday homes around Gazivode Lake, in the presence of the Kosovo Police.
 3 July 2026	Five civil society organisations — New Social Initiative, Aktiv, CASA, InTER and ACDC — submitted a complaint to the Ombudsman concerning the conduct of the Kosovo Police in these and related cases.
 14 July 2026	NGO Aktiv organised a town hall meeting in Zubin Potok with affected owners of holiday homes and Rezala Summer Camp, Faruk Mujka on behalf of Ibar-Lepenac, the Mayor of Zubin Potok, representatives of international organisations and media. While the meeting was ongoing, an eviction notice was delivered to Hotel “Jezero” and the adjacent public beach at Gazivode Lake.
 21 July 2026	Demolition of 11 additional holiday homes around Gazivode Lake began after the expiry of the 15-day deadline set by Ibar-Lepenac. The action was carried out with the involvement of Ibar-Lepenac, the competent inspection authorities and the Kosovo Police.
	Common features across the cases: police presence or assistance; absence of prior court or enforceable administrative decisions presented to affected persons; and lack of consultation with the Municipality of Zubin Potok.