

**Echo Canyon Estates
Board of Directors Meeting
January 20, 2010**

Minutes

- Attendance (Board and committee members)
Linda Berry, Kim Filener, Lori Powell, Jill Valdez, Ron Valdez, Jack Rund, Mary Rund, Raphael Chavez, and Brooke Thomas
- Call to Order
- Approval of Minutes 11/18/09 - Approved
- Comments from homeowners - none
- Financial/Budget Review
 1. Update on funds received from the former Ridemore properties (\$4,752).
 2. Adopt 2010 budget (vote) - Brooke Thomas, 1st Motion. Ron Valdez – 2nd Motion.
The budget was unanimously approved.
Discussion: \$25.00 is budgeted for miscellaneous expenses. If we do not use the \$25 each month, the money will go into the reserve fund for making improvements in the subdivision.
Postage: \$60 a month. Even though we have begun sending out the newsletters by e-mail, we do not have everyone's e-mail address. There is some concern people will miss it or will not read it. We also still have to do a billing to everyone, and we get charged for all that goes into a mailing (copies, labor, postage, etc.). Linda will complete an actual budget sheet each month for the Board to review, and to make sure we balance every month.
 3. Capital Reserve Fund – set up a money market account or keep it in our checking account?
(A money market account pays \$.65% interest – is it worth it?)
Board's Decision: No. Keep the money in our checking account.

Committee Reports:

Architectural Control Committee: Linda Berry

1. 1004 Red Canyon – Plans approved for new construction.

Covenant Enforcement Committee: Mary Rund and Jill Valdez

- 1 Notices of Non-Compliance.
 - a. 1018 Echo Canyon – no response from homeowner re: fine.
Owner requested a call from the Board, through Heritage. Linda contacted homeowner and explained the fine. She explained that he needed to submit a letter in writing per his fine and his landscaping plan. Homeowner was told to have this to the Board before the January 20 meeting. Linda never received anything. \$50.00 fine still stands. Homeowner is still in non-compliance.
 - b. 1077 Wingate – horse trailer/hay in front yard
The horse trailer was only temporary. Homeowner complied after receiving a verbal warning.

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- c. 1043 Echo Canyon – Linda will send homeowner a letter about landscaping plans. He has until June to submit a plan and complete (fine pending).

Irrigation Committee: Ron Valdez and Kim Filener

1. Do we have a response from Grand Valley Irrigation about buying more shares? GVI is sending a list of people whose shares are for sale that we can contact. We will have this list for the next meeting. We need to make sure they are moveable shares.

Old Business

1. Mesa County Clerk's office contacted Heritage Property Management regarding a problem with the Common Area parcels. Section F was left off the deed. (Linda did not have an opportunity to handle this)
The City called Heritage on this issue. Lori has a friend in the title business who can help. Mesa County is looking at the HOA to right this issue.
2. Form a committee to review the Covenants, Conditions and Restrictions for Echo Canyon.
Linda Berry and Mary Rund will review the CCRs and highlight areas that the Board may want to change. They will bring this information to the next Board meeting. The CCRs were originally copied from another HOA, and we need to make them our own. To do so will require a 67% vote of owners. To accomplish this, we may have to go door to door in the spring. Some areas of concern are the amount of stone a builder must put on the front of a house, the type of architectural shingle for roofing, and the elimination of any "brick" from the front of a home.
3. Watering Schedule:
Linda made Kim copies of the subdivision map showing the lots, and color coded which lots are currently occupied. Kim is asked to color code and group similar properties for a new watering schedule for this year. This will be presented at the next meeting. A lot of people did not understand the watering schedule. Ideas are to go door to door and present the new schedule, along with basic education on watering your lawn. Lori will work with Master gardener friend to pull together educational piece for homeowners.
4. Irrigation System/Pump screen:
We need to come up with a schedule for cleaning the screen this year that is fair. Kids are not allowed to do this job because of safety reasons. Grand Valley Irrigation will not allow us to do anything at the ditch. There are problems with Zone 5. There are a lot of sprinkler heads, and we are thinking about putting another valve on the system. We will request that Andy, our landscaper, complete the work this spring. Issue is tabled until next meeting.
5. Spring project:
We need to do something about the flooding on the western lots surrounding the park. Idea: We need to trench from the northwest corner of the park into the center of the park and put in a French drain. We need to plan and set up so everyone helps and completes this project quickly. There is a set of plans somewhere. Think Brendan King might have. Brooke Thomas will check. Unfortunately, this work was on the original plans for Echo Canyon and the City of Fruita signed off on the drainage plan without checking to see that the trenching had been done. It is now our responsibility.