

**Echo Canyon Estates  
Board of Director's Meeting  
February 17, 2010  
Meeting Minutes**

Attendance: Linda Berry, Kim Filener, Jill and Ron Valdez, Mary Rund, Lori Powell, and Brooke Thomas

Minutes approved from 1/20/10.

Comments from homeowners: None.

**Financial / Budget Review:**

1. Update on 2010 assessments (who's paid; who hasn't).
  - Eight home/lot owners have not paid their 2010 assessments and started accruing late fees February 1. Thanks to everyone who paid their assessment on time.
  
2. Review of expenses in January:  
Balance: \$17,791.98
  - Echo Canyon Estates HOA saved money on postage and mailings as most homeowners paid their assessments, and did not require follow-up mailings. There was no newsletter in February which saved on postage as well.
  - Our insurance company charges a \$2.50 administrative fee on both policies per month if we pay monthly. Linda instructed Heritage to pay the entire balance to save on fees.

**Committee Reports:**

Architectural Control Committee:  
No submissions this month.

Covenant Enforcement Committee:  
Notices of non-compliance:

- A courtesy letter and a copy of the covenants will be sent to 1034 Echo Canyon Street regarding their garbage cans.
  
- Christmas Decorations: Our CCRs state that holiday decorations need to be taken down 'within a reasonable time.' This winter has been colder than usual and most people's decorations are still frozen. We will wait until things begin to thaw. Homeowners are, however, encouraged to remove their holiday decorations in a timely manner.

**Irrigation Committee:**

**Update from Kim on purchasing more shares of irrigation water.**

- **Kim spoke with Charlie Gunther of Grand Valley Irrigation. The average cost of a share is \$475 and does not include annual fees. Before we purchase any additional shares, we need to re-evaluate the pump.**
- **We have had a major problem with the pump over-amping. Residents who do not follow the watering schedule cause the pump to draw too much water in a particular zone. We need to look at the cost of purchasing a larger pump and using our current pump as a back-up. Chad Filener is getting cost estimates for the Board.**
- **If we get a bigger pump, it will suck more water, and we face the potential for Grand Valley Irrigation to come to us about buying more shares. We must adhere to the watering schedule to keep water moving correctly.**
- **We need to fix Zone 5 and the park watering schedule. The City of Fruita has a Tuesday access commitment for ditch water. We will need to look at weekly pump maintenance and have our landscaper, Andy, assist us.**
- **The general consensus was that if homeowners need more water, they will need to work with other homeowners who use less water (i.e. – vacant lots). The HOA will provide an updated watering schedule by April 1.**
- **We will be making only slight revisions to the watering schedule. The original people who worked on it were very organized and put a lot of time into it. This document is very well thought out. The only things we are looking at changing are deleting the middle of the day watering times, and ensuring everyone has at least two time slots per day to water on their assigned days.**
- **Residents will be reminded of the importance of strictly following the watering schedule. The Policies and Procedures has a system in place to deal with homeowners who do not adhere to the schedule. Homeowners will first receive a warning letter; a second notification includes a \$50 fine; the third notification is a \$75 fine. If homeowners do not pay their fines after the third notice, the Board will begin lien proceedings on the property.**
- **The Board will work with new residents and builders to be sure they have the watering schedule. Linda will prepare a “new owner” packet that includes the watering schedule and see that the new homeowners receive the information as soon as they move in.**
- **Kim will make flyers and when someone is watering when they are not supposed to; we can use these flyers on the homeowner’s door as a warning. Kim will also pull together a piece for the newsletter, along with**

a reminder of consequences. Kim and Linda will go door-to-door with educational pieces and schedules, when it gets a bit warmer. Included in this will be some guidelines to new homeowners on putting in grass. When homeowners turn in their landscaping plans to the ACC, the ACC can make adjustments if needed.

- We MUST get homeowners to volunteer to be screen cleaners. Everyone will have to take a week or two. Each person will receive training, and they may need to check multiple times a day. The number of times per day depends solely on the rivers. If we do NOT get volunteers to clean the screen daily; no one will have water.
- Kim worked diligently to color code the subdivision water maps. It is now much easier to see when each zone can water. Linda will continue to work with Kim with this same concept, to put actual watering times specific to properties on a color-coded map and distribute to homeowners. The Board would like to thank Kim for the great job done on the watering project.

#### CCRs Revision Committee

Linda and Mary talked about suggested changes to the CCRs. (Carol Brammer and Jim Thayer also offered to be part of the committee; however, no changes were received from them by the time of the meeting).

- Linda will do a summary of all comments received and will bring them to the next Board meeting.
- There are some action items we need to do, for example, the budget. The CCRs indicate that the annual budget has to be mailed to all owners and voted on at a meeting. The Board will work with Heritage Property Management and see if we can do a mailing with proxies in lieu of a meeting.
- The Board would also like to move the annual meeting to January and will talk with Heritage.

#### Old Business:

Update from Lori – Mesa County Clerk’s Office contacted Heritage Property Management regarding a problem with the Common Area parcels. Section F was left off of the deed. Lori is continuing to work on this. She needs to know what specifically needs to be done and is waiting for answers.

#### New business:

- Mary called on a street light being out.
- Linda called the City of Fruita on the pot holes on 18 Road.