

**Echo Canyon Estates
Board of Directors Meeting
March 17, 2010
Minutes**

- Attendance (Board and committee members)
Ron and Jill Valdez, Linda Berry, Kim Filener, Brooke Thomas, and Brendan King
- Call to Order
- Approval of Minutes 2-17-10 -Approved.
We will begin e-mailing the Minutes to those homeowners who provide an e-mail address.
- Comments from homeowners
None.
- Financial/Budget Review
 1. Update on 2010 assessments (who's paid; who hasn't)
 - 92% of the assessments have been paid for 2010.
 2. Review of expenses in February
 - Ending cash balance for February 2010: \$18,934.29.
 - Linda has asked Heritage Property Management to print a different type of report that shows late fees accruing for homeowners who have not paid their assessment, or who have been fined for another reason such as non-compliance.
 - Kim found a collection agency that collects the full fee, plus their fees.
- Committee Reports:

Architectural Control Committee: Linda Berry

 1. 1013 Wingate: Titus, LLC – New construction approved. Board requested additional stone on the front of the home and spoke w/ builder.

Covenant Enforcement Committee: Mary Rund and Jill Valdez

 1. Notices of Non-Compliance
 - a. Update from Jill
None.

Irrigation Committee: Ron Valdez and Kim Filener

 1. Update on revised watering schedule.
 - Kim and Linda are working on the updated watering schedule and will present the final version at the next board meeting.

- The Board agrees we still need to create a tip sheet on watering for homeowners, as well as recruit volunteers in the subdivision to help keep the screen clean.
- Echo Canyon will need to perform some maintenance to the irrigation system before we turn the water on. The sediment trap needs to be cleaned out with a loader. Linda will see if this is something Andy can do, or we will have to rent a loader and clean the trap. (Approximately three feet of sediment is in the trap.) Linda will have Andy call Brendan with any questions.
- Last year we had copper sulfate issues. We need to find out how to take care of this. An idea is to contact the CSU Extension office.
- Linda Jordan's contractors broke off a riser that will need to be repaired at 1023 Red Canyon before we turn on the water. If she does not have it fixed, the HOA will and send Linda the bill.

CCRs Revision Committee

1. Suggested changes for review by Board.
 - Linda Berry drafted the suggested changes for the CCRs. This is a work in progress, and we will review again next month. According to Section 8.11, all changes that fall under Article 7, do not need quorum approval.
2. Questions to Heritage Property Management; answers received.
 - Linda sent four questions to Heritage: (1) water rights [Linda will contact Paul Weiland for documentation pertaining to the transfer of water rights and shares of Grand Valley Irrigation to the HOA], (2) title company closing documents, (3) approval of annual budget, and (4) clarification of CCR/Section 8.11.

- Old Business

1. Mesa County Clerk's office contacted Heritage Property Management in 2009 regarding a problem with the Common Area parcels. Section F was left off the deed.
 - Brendan King reviewed the map and suggested Section F (Outlot F) is the pump house. Linda will forward this information to Lori Powell.

- New Business

1. The Board voted for the HOA to pay for repairs to fix the drainage problems in the park. The developer failed to complete the drainage easement at the north end of the park. The City of Fruita signed off on the drainage plan and will not help the HOA as they have no funding available. Linda and Ron will work on a plan, and we will recruit volunteers to assist with the labor to cut down on the cost.
2. The April newsletter will be distributed with a focus on irrigation and the budget. The May newsletter will focus on the new Architectural Control guidelines.