

**Echo Canyon Estates  
Board of Directors Meeting  
April 21, 2010  
Minutes**

- Attendance: Linda Berry, Mary and Jack Rund, Jill and Ron Valdez, Kim Filener, and Brooke Thomas.
- Approval of Minutes from 3/17/10 meeting: Approved.
- Comments from homeowners: None attended.
- Finance/Budget Review
  1. Update on 2010 assessments (who's paid, who hasn't)
    - Three notices to place liens were sent to homeowners who had balances on their account for 90 days. They have until April 30, 2010 to pay the remaining balances on their accounts. If payments are not received, the legal process to place liens will begin.
    - There was a request from a homeowner to wave their late fees, and the Board unanimously voted no. The Board did agree to grant a 60 day extension for the payment of monies owed the association and notified the homeowner in writing.

2. Ending cash balance for February 2010: \$19, 751.70. The Board reviewed March expenses.

- Committee Reports:

Architectural Committee: Linda

1. 1017 Echo Canyon Street; Signature Homes – New construction approved. Builder was told that 25% stone is required on the front of the home. He will comply.

Covenant Enforcement Committee: Jill Valdez and Mary Rund

1. Everyone is complying. Five homeowners have landscaping extensions until June 1, 2010. Letters will be sent out to remind these homeowners of the deadline.
2. 1063 Echo Canyon – Linda will verify the Certificate of Occupancy date and send them a letter with landscaping/fencing paperwork [Note: landscaping application was submitted by this homeowner the next day; no need to send letter].

Irrigation Committee: Ron Valdez and Kim Filener

1. Update on revised watering schedule - Kim and Linda hand delivered the new watering schedule to each residence the weekend of 4/10. If no one was home, schedules were taped to the door.
2. Review of French drain project:

- a. Andy came in \$200 below his estimate. By a special Board vote on 4/15/10 an additional expense was approved to place boulders on the exposed part of the drain pipe to keep children from jumping on it and cracking the pipe. There is a cover on the open end of the pipe to prevent anything from getting inside..
  - b. Shall the Board authorize the placement of an L-shaped split rail fence at the north entrance to the park to protect the French drain? After discussion with Andy, the fence is not necessary.
3. Start up of the pump/ irrigation system and park maintenance:
- a. Kim spoke with Monroe Pump. They have the paperwork on our pump. We pump 83 gallons per minute. We need to get this down to 60 gallons per minute. To do so, we need to go two nozzle sizes lower. The pump will pump less water out, but the pump will not over heat and shut off. Kim will find out the price of these nozzles.
  - b. We will begin locking the park's watering system. Someone has changed it to run one zone at five hours and 50 minutes. Kim will look into obtaining a lock.
  - c. The Board is speaking to homeowners who have been watering on times that are not designated for them.
  - d. Ed will work on cutting down the dead trees in the park.

CCRs Revision Committee: Linda Berry and Mary Rund

1. Suggested changes to Article 7 were reviewed by the Board and committee members. Linda will e-mail the changes to the Board and committee members one more time for final review. Linda will also consult with Heritage Property Management to verify that a vote is not required to make changes to Article 7. Section 8.11 of the CCRs states that "The ACC may, from time to time in its sole discretion, adopt, amend and repeal rules and regulations interpreting and implementing the provisions of Article 7."
  2. A vote by the ACC and Board of Directors to adopt the changes to Article 7 will take place at the May 19 board meeting.
- 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. Lori was not at the Board meeting and no action was taken on this item.
  - New Business
    1. We need help with the pump. Only one homeowner offered to help the Board maintain the screen when Linda and Kim went door to door with the watering schedule. The Irrigation Committee will do their best to maintain the pump and clean the screen. If it becomes too much and we do not have homeowners offering to help, the subdivision will go without water.

2. The Board discussed safety at the park. Children have been flipping the swings over the top rail and crashing into each other when playing on the swings, swinging two per swing, and climbing on top of the swing frame. The Board is concerned about the safety of the children at the park and discussed the liability factor involved if someone is injured. A sign will be purchased indicating that this is (1) a private park for Echo Canyon residents and guests only, (2) use of the playground equipment is at your own risk, and (3) will list general safety rules and regulations for the park equipment.
3. Linda will revisit the homes where we don't have email and phone numbers. If there is flooding from the irrigation system, it is imperative that we be able to reach homeowners as there could be substantial damage to property.
4. We received a request for a garbage can to be placed next to the playground. The Board approved the purchase. Linda will purchase the trash can and a lock for installation as soon as possible. A homeowner has graciously volunteered to be responsible for emptying the can as needed.
5. Kim spoke with Hydro Seed about helping us get the grass to grow in the park where there are bare areas. Estimate is \$570 to cover the area from Kim's house to the end of the park. (6,338 square feet) The Board discussed and decided we need to do some pre-work to prep the ground. Linda will also get a bid from Andy to help with this issue. The Board decided we need to get the sprinklers working first. This will be tabled until the next Board meeting.
6. Linda received a bid from Maple Leaf Landscaping for mulch vs. granite for landscaping common area beds. The estimate for bark and labor is \$1,625.00. This will need to be redone every few years. The bid for tan granite and labor is \$2,000.00. The Board unanimously voted for the granite stones to reduce long-term cost for supplies and maintenance.