

**Echo Canyon Estates
Board of Directors Meeting
May 19, 2010
Minutes**

Attendance: Linda Berry, Kim Filener, Jack and Mary Rund, Ron and Jill Valdez

Call to Order

Approval of Minutes from 4-21-10: Approved

Comments from homeowners:

- Joni Johnson gave a presentation to the Board about installing “Children at Play” signs within the subdivision. She contacted the City of Fruita and the Fruita Police Department to find out the requirements; researched several vendors; obtained pricing information; and gave the Board the installation specifications. The Board agreed to purchase four signs from local sign companies. Two will be placed on Wingate and two on Echo Canyon. Thanks to Joni for all the great information.

Financial/Budget Review

1. Update on 2010 assessments - All 2010 assessments have been paid.
2. Review of expenses in April - Maple Leaf Landscaping was paid for French drain work.
3. Ending cash balance for April 2010: **\$18,599.95**

Committee Reports:

Architectural Control Committee: Linda Berry, Lori Powell, Jason Rund

1. The Board reviewed all the landscaping applications and extensions that are due June 1. We will follow up after June 1 with any homeowners who have not completed their landscaping.

Covenant Enforcement Committee: Mary Rund and Jill Valdez

1. There were no compliance issues to report.

Irrigation Committee: Kim Filener and Ron Valdez

1. The new watering schedule is working. Sprinkler heads will be swapped out in the park to improve gallons per minute.
2. The Board will continue to recruit volunteers to help with screen cleaning. Kim will work out a cleaning schedule to be sure all days of the week are covered.
3. Kim is going to work with the people from the Wildwood subdivision who share our screen at the pump house to see if a improvements to the system can be determined.
4. A Board decision was made that we will not shut down the irrigation system during the watering season for people who want to cut their risers. Anyone who wants to lower a riser will have to do so in the spring before the system is turned on or in the fall after it is closed.

Covenants, Conditions, and Restrictions (CCRs) Revision Committee: Linda Berry

1. The Board voted to approve the changes to Article 7 of the CCRs. A summary of these changes will be included in the May newsletter. The full text will be posted on the Heritage Property Management website as soon as all required signatures are obtained.

Old Business

1. Mesa County Clerk's office contacted Heritage Property Management in 2009 regarding a problem with the Common Area parcels. Section F (Outlot F) was left off the deed. Outlot F is the pump house. Lori has discussed the situation with a local title company. However, we do not have any of the original documents from Ridemore. Ridemore is bankrupt and out of business. We will have to continue to work with the title company to see what can be done.
2. The addition of tan granite in walkways should be completed by the end of May.
3. The Board approved the wording of signs for the park and will get estimates at the same time we get estimates for Children at Play signs.

New Business

1. A May newsletter will go out to inform homeowners of the changes to Article 7. Linda will get the newsletter to Heritage Property Management this week.
2. Future newsletters - Except when required by the CCRs, all newsletters will be e-mailed to residents and posted on the Heritage Property Management website. Those residents without Internet access should contact the Heritage and make other arrangements to receive minutes and newsletters. Homeowners are encouraged to provide e-mail addresses to the Board.

Note: Minutes from May will be approved at the June Board meeting and then posted to the Heritage Property Management website.