

**Echo Canyon Estates
Board of Directors Meeting
June 16, 2010
Minutes**

Attendance (Board and committee members)

Jill Valdez, Kim Filener, Linda Berry, Jack and Mary Rund, and Brooke Thomas.

Call to Order

Approval of Minutes from 4-21-10

Approved

Comments from homeowners:

None attended.

Financial/Budget Review

1. Update on 2010 assessments – all assessments and late fees have been paid
2. Ending cash balance for May 2010: **\$17,734.90**
3. Update of expenses and capital reserve funds.

Committee Reports:

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

The Board and ACC reviewed the all landscaping that was to be completed by June 1. Letters will be sent to homeowners whose yards are not complete reminding them to finish their landscaping and/or to plant a tree in the front yard no later than July 30. Any homeowner with extenuating circumstances should contact the ACC by July 1.

1. 1007 Wingate – failure of builder to follow approved plan. Formal complaint received from a homeowner regarding lack of stone on the front of the house. The builder was notified by e-mail on June 9 that he is not in compliance. If the builder does not respond by June 14, a formal letter will be sent.

Covenant Enforcement Committee: Mary Rund and Jill Valdez

1. Courtesy letters were sent on June 21 reminding residents of the misuse of irrigation water (not following the watering schedule). This courtesy letter will be followed up by a second letter and a \$50 fine on July 6 if the violations continue.
2. Letters were also sent to several homeowners about landscaping or other Covenant violations with a July 6 deadline for correcting the violations.

Irrigation Committee: Kim Filener and Ron Valdez

1. Update on irrigation system; results of meeting between Kim, Andy, and GJ Pipe.

Several of the sprinklers at the park are watering incorrectly. We need to install smaller sprinklers along the sidewalks on the east side of the park. It is recommended we should add an additional zone and add some sprinklers in other areas of the park. Linda will speak to Andy about a bid for parts and labor.

The Board discussed a plan of action to help bring the park area up to our standards. Priorities are to fix the sprinklers this year; in the spring the Board will look at better weed removal and improving the grassy area. This will be a multi-year process.

2. Set up schedule for cleaning the screen at the pump house. Recruit more volunteers.

Linda has emailed out the screen cleaning schedule for everyone to sign up on. Homeowners will be recruited to assist.

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

1. Signatures needed for Article 7.
All appropriate signatures collected.

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. Signs – a quote was received from **Your Sign Company** for two "Private Park" signs and four Children at Play signs. The quote also included the cost for six 10' posts. Total cost including discount is \$451.97. The Board approved the proofs of the signs and Linda will order them.

New Business

1. U.S. Bankruptcy Court – Notice of Possible Dividends
The HOA may be able to receive additional monies owed from Ridemore. Linda will complete the paperwork.
2. Review of Policy and Procedures – do we need to make any changes?
Minor changes will be made to the Policies and Procedures and the final text will be adopted at the next Board meeting. The revised document will then be posted to the Heritage website.