Echo Canyon Estates
Board Meeting
March 24, 2011
Meeting Minutes

Attendance (Board and committee members)
Linda Berry,
Ruby King
Kim Filener
Mary Rund
Lori Powell
Charlie Markley
John Nickodemus
Sarah Kerbs

Call to Order 6:30 p.m.

Approval of Minutes from the 1/19/11 Annual Meeting: Approved.

Financial/Budget Review:

- Ending cash balance February 2011: **$16.741.08**
- Five owners have not paid their 2011 assessments. Late fees are accruing. Owners will be charged a late fee again April 1 and will be notified that if assessments are not paid in full by April 30, lien proceedings will begin May 2. Owners are responsible for all costs involved in filing a lien against their property. Irrigation water will also be disconnected for any owners who have not paid their assessment.

Committee Reports:

Architectural Control Committee (ACC):

1. Four owners were sent letters reminding them that landscaping needs to be completed by May 31, 2011.

2. 1067 Wingate Dr: Owner submitted their landscape plan for approval and has asked for an extension for part of the yard. The Board has agreed to extend the deadline for the landscaping, with the exception of the retaining wall, to October 31, 2011. The retaining wall which runs along the ditch embankment behind the home is required to be in place by May 31, 2011 so that fencing repairs can begin.

3. 1085 Wingate: On-Track Builders submitted plans for new construction. Builder has met all requirements of the Covenants, Conditions, and Restrictions (CCRs). Plans were approved by the ACC on February 8, 2011.

4. 1059 Chinle Ct. and 1000 Echo Canyon St: The HOA approved Blue Star Industries plans for two new homes. They also have options on three more lots and will purchase said lots after the sale of the first two houses.

5. Replacement of dead trees. The Board will send out an April newsletter and remind all homeowners that at least one tree must be planted in the front yard. Anyone who has a dead or missing tree from last year must plant a new tree by May 31, 2011.

Covenant Enforcement Committee:

1. Three homeowners were sent letters regarding various CCR violations.

Irrigation Committee:

1. The Board will include copies of the watering schedule in the April newsletter and will ask for volunteer screen cleaners for the 2011 irrigation season.

2. Kim will check with Grand Valley Irrigation to see when water will be flowing in the ditch. Homeowners will be sent an e-mail regarding a start date for the irrigation system. Notices will also be posted on the USPS mailboxes as well.

3. The Board approved a $300 estimate from Wishbone Hoe Services to come out and remove the mud build-up in the reservoir before the 2011 irrigation season begins.

Old Business

- Nothing to report.

New Business

- American Family Insurance quote.
  1. Linda contacted our insurance agent to see if the fence was covered under our policy. It is not.
  2. After reviewing our liability coverage for the park, it was determined that we have no insurance on the fence, pump house, or the pump. Linda received a quote from American Family Insurance to cover these items. The additional coverage is as follows:

     - Fencing - $40,000
     - Pump House - $2,000
     - Pumping Equipment - $10,000

     The additional coverage would cost the HOA $710.00 per year. The deductible for filing a claim would be $1,000.

     Linda will contact American Family Insurance to see if there is a way to get a lower rate.

- Fence Repairs – wind damage to fencing at the north end of the subdivision.
  1. Kim received estimates from Valley Wide Fence and Taylor Fencing. After review of the estimates the Board has decided to use Taylor Fencing. The estimate to repair the fence using all wood materials is $1,554. We also received an estimate of $2,181 recommending steel post to prevent decomposition and to reinforce the structure due to its proximity to the ditch and the moisture in the soil that appears to be present year round. To avoid repairing the fence again in the near future, the Board has voted and approved the estimate for steel posts. The repair of the fence will begin after the homeowner places a retaining wall on their property to ensure a fortified area for the post placement and to verify that there will be no further complications due to moisture or ground instability.

- Community Yard Sale – a homeowner at the Annual Meeting requested that the Board consider organizing an annual yard sale for the entire subdivision. The Board agreed. The Board has picked Friday and Saturday, April 29 and 30 as the dates of the yard sale. An announcement will be placed in the April newsletter. An ad will be placed on Craig's List and in the Nickel newspaper.

- Neighborhood Block Party –

  Discussion and decision has been tabled until the next meeting.

- Fruita Community Development Department (CDD) – the Board received a letter from the Fruita CDD volunteering to attend a Board meeting to answer questions about city codes and ordinances. The Board will request to have a representative attend the July 21, 2011 meeting.

- Echo Canyon chip/seal scheduled for May. Date TBD.

The meeting adjourned at 8:20 p.m.