

**Echo Canyon Estates
Board Meeting
Thursday, May 12, 2011
Agenda
6:30 – 8:00 p.m.
Linda's House**

Attendance (Board and committee members)

Linda Berry,
Ruby King
Kim Filener
Lori Powell
Charlie Markley
John Nickodemus

Call to Order 6:30 p.m.

Approval of Minutes from the 3/24/11 meeting: Approved

Financial/Budget Review:

- Ending cash balance February 2011: **\$16,138.32**

One owner has not paid the 2011 assessment. Lien proceedings began May 2, 2011.

Committee Reports:

Architectural Control Committee (ACC):

1. The Board will continue to monitor the progress of the three owners who have landscaping to complete.

Covenant Enforcement Committee:

1. One homeowner was sent a Courtesy Letter regarding illegal watering.
2. One homeowner was sent a second Notice of Violation for landscaping.

Irrigation Committee:

1. Update from Kim on how our irrigation system is working this year.
The pump had not had a shut down until the week of rain in mid May. The amount of trash and weeds made it impossible to keep the screen clean which almost emptied the reservoir and caused the pump to shut down. The mud made the pump inaccessible for a while but it was eventually accessed and reset.

Old Business

- Fence repairs – Update from Kim
The board has approved an additional \$300 to repair the damaged fence on 18 Road bringing the total to \$2,500. Taylor Fence will begin repairs as soon as weather permits.
- American Family Insurance – we received a second quote regarding coverage for the pump house, the pump, and our perimeter fencing. Here are the two estimates:

Estimate 1 – Premium = \$710 (\$500 deductible)

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

Estimate 2 – Premium = \$618 (\$1,000 deductible)

- Commercial Property - \$383 (\$20,00 for the fence/Pump and building the same.
- General Liability - \$235

They broke it down differently for the second quote. Bottom line is about \$100 difference.

Discussion:

The board has decided to allocate funds towards the repair of the fence this year and postpone the decision of insurance when funding permits.

- Neighborhood Yard Sale – Several families participated. Due to the success of this year's yard sale the board will continue to place an advertisement and put out street signs for an annual sale on the last weekend April during the Fat Tire Festival.
- 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. Linda contacted James Shoopman. He will be attending our meeting July 21.

New Business:

The board will contact the City of Fruita to request that they do not chip seal unnecessarily in the neighborhood.

The meeting adjourned at 7:45 p.m.