

**Echo Canyon Estates  
Annual Meeting  
January 16, 2013  
Minutes**

Call to Order at 6:30 p.m.

Proof of notice of annual meeting:

- Meeting notices were mailed December 1, 2012 to all owners of record.

Introduction Heritage Property Management staff: Debi and David Caldwell, Owners; and Lesly Adams, Office Manager.

Quorum - Approval of Proxies (secretary's action): There were 9 proxies and 9 homeowners present which formed a quorum.

Approval of Minutes from the November 14, 2012 Board of Directors meeting: Minutes were approved with no questions from homeowners.

Comments from homeowners: None.

Financial/Budget Review:

- Ending cash balance December 31, 2012: **\$7,660.59**
- The year-end cash balance is our capital reserve fund.
- An Estimated Operating Budget for 2013 was reviewed by the Board and discussed with the attending homeowners. There were no questions or objections. The 2013 estimated budget was approved.
- Five-year budget review: The Board presented a five-year review of what we've accomplished since our incorporation in 2008. In doing so, the Board would like to establish a separate, volunteer committee to work on a five-year budget plan for the HOA. At some point, an increase in the annual assessment will be required. This committee will work with the Board to estimate future budgets, capital improvements, and a create "wish list." A letter will be sent to homeowners asking for volunteers.
- A hardship request for payment of the 2013 annual assessment was approved by the Board for one family because of illness. The Board signed the agreement and will forward it to the homeowners for signature.

Committee Reports:

Architectural Control Committee:

1. 1008 Echo Canyon St. – Blue Star Industries; plans approved 12/20/12.
2. 1076 Echo Canyon St. – Blue Star Industries; plans approved 12/20/12.

Covenant Enforcement Committee:

1. One homeowner has not paid a \$50 fine for having his dog unleashed and repeatedly defecating on a neighbor's property. The homeowner will be offered one last opportunity to pay the fine before lien proceedings begin.

Irrigation Committee:

1. Update on irrigation system. Q&A
  - a. There were no questions from homeowners.
  - b. The new doors built at the pump house by a volunteer homeowner have been successful in protecting the electrical panel.
  - c. The mud was removed from the reservoir in December.
- d. It was agreed by all in attendance that the 2012 irrigation season was much improved from previous seasons. There was less down time with the pump.

Election of Board President (3-year term)

- Nominations:
  1. Linda Berry
  2. Nominations from the floor: None
- Unanimous vote for Linda Berry.

Old Business

- Nothing to report.

New Business

- Nothing to report.

The meeting adjourned at 7:30 p.m.