

**Echo Canyon Estates  
Board of Directors Meeting  
July 16, 2013  
Minutes**

Call to Order 6:30 p.m.

**New Business**

Officer Gary Younger from the Fruita Police Department attended the Board meeting to talk about the recent robberies and what we would have to do to start a neighborhood watch.

- Neighborhood Watch:  
Safety suggestions from Officer Younger:
  - Turn on porch lights at night;
  - Get to know your neighbors and recognize who belongs in the neighborhood;
  - Lock your car doors;
  - Do not leave keys, purses, wallets, cell phones, iPods, etc. in car;
  - Close your garage door at night. Let your neighbor know if they leave theirs open;
  - Put bikes, scooters, etc. away each night;
  - Call the police, non-emergency dispatch at 242-6707 or 911, if:
    - You witness or are a victim of a crime
    - You notice a car with its door left open at night
    - Barking dog that doesn't usually bark at night
    - You see a stranger parked for long period of time
- National Night Out Against Crime will be held in the Echo Canyon Park on Tuesday, August 6 from 6:30–7:30 p.m. A newsletter will be sent to all residents/lot owners detailing this event.

**Comments from homeowners:**

Approval of Minutes from the May 21, 2013 Board of Directors meeting: Minutes were approved with no questions from homeowners.

**Financial/Budget Review:**

- Ending cash balance June 16, 2013: **\$15,301.34**
- Five and ten-year budget discussion – tabled until the September meeting
- Perimeter fence repairs – capital improvement –
  - J & S Fence gave us the lowest estimate. The Board anticipates that they will begin repairs to the fence approximately mid-August.

**Committee Reports:**

Architectural Control Committee:

1. 1008 Echo Canyon – Front yard landscaping approved.

Covenant Enforcement Committee:

1. Two courtesy letters were sent out for violations.

2. A homeowner contacted the HOA requesting an extension on replacement of a tree that may not be dead. An extension has been granted.
3. Certified Mail/Return Receipt was sent to resident requesting a hearing regarding the condition of front yard (third notice of non-compliance).

Irrigation Committee:

1. Status of irrigation system: All is running well. The Board continues to ask for volunteers to help with cleaning the irrigation screen.
2. Liquid Green: The Board is in contact with Liquid Green regarding scheduling the next application.
3. Classic Lawns: Payment for the contract began April 1. The Board was under the impression that the contract would start in January. As funds were accrued beginning in January, we now have a three-month surplus in the 2013 budget that will be used for the repairs to the fence.

**Old Business:**

- Block Party will be held in the Echo Canyon Park on Saturday, September 7 at 4:00 p.m. Emails and a flyer will provide details closer to the actual date.

The meeting adjourned at 8:45 p.m.