

**Echo Canyon Estates  
Board of Directors Meeting  
October 21, 2014  
Minutes**

**Attendance:** Linda & Ed Berry, Kim & Chad Filener, Ruby Milholland, Mary Rund, James & Kelley Delosh

Call to Order 6:05 p.m.

**Comments from homeowners:** None

Minutes from the July 15, 2014 meeting were approved.

**Budget Review:**

- Cash balance as of October 10, 2014 – **\$12,695.21**
- Review of expenditures – Budget vs. Actual and Reserve Fund –we continue to remain on budget. We anticipate that we will end the year with approximately \$9,000 in reserves.
- Proposed 2015 budget – The HOA assessment (dues) will remain at \$275 per year for 2015. The Board voted unanimously to not do any capital improvements until our reserve funds reach \$10,000.

**Committee Reports:**

Covenant Enforcement Committee:

- Ten violation notices were sent to homeowners since the last Board meeting; two homeowners received second notices and were fined \$50 each.
- One homeowner has failed to pay the all of the 2014 assessment and late fees. Heritage Property Management has filed a lien against the property; the HOA sent the homeowner to collections as well.
- 1076 Wingate – This home is in foreclosure and the homeowner has filed bankruptcy. The HOA continues monitor the Mesa County Public Trustee website regarding an auction date; however, the date continues to be pushed forward. We will continue to monitor.

Irrigation Committee:

- The irrigation system will be shut down for the season as soon as there is no more water in the ditch.

**Old Business:**

- None.

**New Business**

- December newsletter – A newsletter will go out in December and will include the 2015 HOA assessment (dues) invoice. The Policies & Procedures for Echo Canyon dictate that invoices be sent 30 days before the due date. Assessments are due January 1 each year. The HOA gives homeowners until January 31 to pay their bill.

The meeting adjourned at 6:40 p.m.