

**Echo Canyon Estates
Board of Directors Meeting
July 15, 2014
Minutes**

Attendance: Linda Berry, Ruby Milholland, Kim Filener, Charlie Markley

Call to Order 6:00 p.m.

Comments from homeowners: None.

Approval of minutes from the April 15, 2014: The minutes were approved.

Financial/Budget Review:

- Cash balance - \$14,039.70
- Budget vs. Actual review – There were unanticipated expenditures for having the mud pumped out of the reservoir totaling \$1,790. Capital reserve funds were used for this expense. All other expenses are in line with the budget.
- Two homeowners have not paid their 2014 assessment and will be sent to collections; liens will be placed on both properties September 2, 2014 if their accounts still show a balance.

Policies & Procedures –

- The Board made revisions to the Policies and Procedures to comply with the Colorado Common Interest Ownership Act (CCIOA) as it relates to liens and collections. They will be in effect August 15, 2014. A newsletter will be sent out via U.S. mail next week notifying owners of the change.

Committee Reports:

Covenant Enforcement Committee:

- Eleven violation letters were sent to homeowners in the last quarter. Several homeowners will receive second notices and fines.

Irrigation Committee:

- Arrangements are being made for maintenance that is needed on the sprinkler system in zone 10 in the park. A valve will have to be replaced.
- The diverter box for the irrigation pump has been cleaned of ten feet of mud. This is the first time it has been cleaned, and the system is expected to run more efficiently.

Neighborhood Watch:

- Second Annual Night Out Against Crime, Thursday, July 31, 6:30-7:30 p.m.
- A newsletter will be emailed to those residents who have provided an email address and will also be mailed to homeowners to announce the event. This year the Fruita Police Department is providing a K9 demonstration, and we will serve ice cream to everyone.

The meeting adjourned at 7:20 p.m.