

Echo Canyon Estates Annual Meeting

January 31, 2017

Minutes

Call to Order 6:37 p.m.

Proof of notice of annual meeting: Meeting notices were mailed in December 2016 to all owners of record.

Quorum: A quorum was reached with 14 houses represented.

Attendance: Kim Filener, Aaron Hancey, Nancy Burdette, Janice Helmer. 10 proxies were received

Introduction of Board of Directors: James DeLosh-President [absent]; Kim Filener-Vice President; Aaron Hancey-Treasurer; Addison Horst-Board Member [absent].

Introduction of Heritage Property Management staff – David Caldwell-General Manager; Becky Jett-HOA contact/office administrator.

Approval of Minutes – Minutes from the January 19, 2016 Annual Meeting were approved. M/S/C. Approved minutes will be posted on the website.

Budget Review & Approval:

- Bids for Grounds Maintenance contract will be obtained. Hope is to get a single contractor who will do everything so we can eliminate the need to have someone to mow, someone else to do weed control, someone else to trim shrubs, someone else to maintain irrigation system, etc. A projected amount is already included in the budget.
- Special improvement project is carried over from last year and is for wood chips at the playground.
- Fence maintenance line item discussed. This is for the perimeter fence along 18 Rd which is beginning to show its age.
 - Repair or Replace [James' notes] The HOA is responsible for maintenance of the exterior of the perimeter fences--including pillars, replacing damaged posts, slats, and rails.
 - Fence posts are rotting which could result in the fence coming down in winds.
 - One section is currently being supported with tie-downs.
 - Fence is also due for staining--last time that was done was in 2013.
 - Homeowners with perimeter fencing may stain the interior of that fence.
 - HPM & the Board will contact several fencing companies to get input regarding costs to repair, replace several sections each year, or replace completely.
- Bank account balance is approximately \$10,000.
- Dues will not be increased this year. Possibility of an increase in the next year or two will be considered due to increasing costs and need to increase reserves to allow for major expenses such as irrigation pump and perimeter fence. Last dues increase was in 2014.
- Motion made to approve the 2017 Budget as presented. M/S/C. Approved budget to be posted to website.

Old Business

- Watering schedule will be revised for this year. New maps with times will be distributed to all homeowners.
 - Homeowners/tenants need to stick to their scheduled times which have been allocated to relieve the demand on the pump.
 - Homeowners/tenants are asked to check their sprinkler timers to make sure lawns are not over-watered.
- Dog poop in the parks continues to be a BIG issue.
 - PET OWNERS ARE RESPONSIBLE FOR PICKING UP AFTER THOSE PETS!!!!
 - The lawn service will NOT mow if there is excessive dog poop left in the park.

New Business

- Dues increase in next 1-2 years. See discussion under budget.
- Perimeter fence. See discussion under budget.

- Reminder about HOA assets--what the HOA owns and is responsible for maintaining
 - Irrigation pump house, reservoir, and lines
 - Large and small parks
 - Playground equipment
 - Perimeter fence along 18 Rd and the canal
- Snow removal in the park
 - We need a volunteer to be responsible for removing snow from the park area. Easiest way to do this with a 4-wheeler with a blade.
 - If you are interested in taking this on, please call one of your Board members.
- We need a volunteer to be the Block Captain for the northwest area of our neighborhood.
 - If you live in that part of the neighborhood and would like to volunteer, please contact James DeLosh, 719-649-3133.
 - Details are in the December 2016 newsletter.
- Weeds between the drainage ditch and the back fence of lots along the western boundary of the neighborhood continue to be an issue.
 - The farmer will spray the noxious weeds but does not cut the weeds down.
 - The Board will investigate options.
- Parking and visibility at the southern corner of Wingate Dr is a concern.
 - Safety of pedestrians/kids playing
 - The Board will investigate options to address this.

Election of Board Member

- 1 Board position is open at this time.
- Adam Gates was nominated to fill the spot.
- Vote to accept Adam as new Board Member; unanimous. M/S/C.

The meeting adjourned at 7:40 p.m.