

**Echo Canyon Estates Annual Meeting
Fruita Community Center
January 19, 2016
Minutes**

Attendance: Linda Berry, Kim Filener, Aaron Hancey, Ruby Milholland, James and Kelley Delosh, Addison Horst, Steve Tobin, Nathan and Jess McKinley, Aaron and Julie Fero, Nathan Knoll, and Mary Beggs (tenant).

Call to Order 6:30 p.m.

Proof of notice of annual meeting: Meeting notices were mailed in December 2015 to all owners of record.

Quorum: A quorum was reached with 10 homes represented and 14 proxies.

Approval of Minutes – Minutes from the October 20, 2015, Board of Directors meeting were approved.

Introduction of Heritage Property Management staff – David Caldwell and Becky Jett were introduced. David discussed the new State of Colorado requirements for property management companies. Heritage Property Management meets the new State requirements.

Comments from Homeowners:

- One resident pointed out the importance of owners picking up after their dogs in the park area.

Financial/Budget Review:

- Ending cash balance December 31, 2015: **\$7,518.20 (capital reserves)**
- 2015 Budget vs. Actual: In 2015, emergency pump and irrigation system repairs caused an additional \$2,913.31 in expenses. The funds for these expenses were taken out of our capital reserve funds.
- The proposed 2016 budget was passed unanimously. One capital improvement for more wood chips at the playground was approved.

Election of Board President (3-year term)

- James Delosh was unanimously elected President for a three-year term beginning January 2016.

Committee Reports:

- Architectural Control Committee:
 1. Two homes remain under construction; one lot remains
- Covenant Enforcement Committee:
 1. One homeowner has been sent to collections for non-payment of fines
- Irrigation Committee:
 1. The Board will begin leaving courtesy notes on homeowner's doors kindly notifying them of the time and date of watering outside their designated time allotment in hopes of improving communication.

Old Business

- None

New Business

- A homeowner proposed creating an Echo Canyon Little Free Library. Homeowners attending were in favor of the library. Construction and placement of the library will be finalized at the April Board meeting.
- Currently, Echo Canyon has been using Classic Lawns for our mowing and irrigation repairs, and Liquid Green is used for weed and feed maintenance in the park, walkways, and playground area. The Board will solicit bids for landscape maintenance and weed and feed companies in the spring to ensure we receive the best quality at a reasonable cost.

The meeting adjourned at 7:20 p.m.