

2019 ANNUAL MEETING MINUTES

Echo Canyon Estates Homeowners Association

October 24, 2018 | 5:30 p.m. at 324 N Coulson Avenue (Fruita Community Center). | Meeting called to order by
Mark Shoberg, Bray HOA

In Attendance

Bray HOA:

Mark Shoberg
Cindy Hoppe
Savannah Kohagen
Ali White

Outgoing Board:

Kelley DeLosh
Adam Gates
Nancy Burdette
Carolyn Gambino
LeAnn Eckhart

Newly Elected:

Michael Gardner (Cassie Gardner)
John Knoll
Randy Kendall
Janice Helmer
Travis Liggett

Notice of Quorum Achieved

With nine proxies received and nineteen unit owners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager, Savannah Kohagen and Ali White as the Assistant Managers and Cindy Hoppe as the Bray Property Management Office Manager.

The present Board members introduced themselves and their positions.

President's Report

Kelley DeLosh discussed the following topics:

- The Association began the year with A Better Alternative Management and ultimately decided to go with Bray HOA Management.
- In September, the silt was pumped out of the reservoir for the second time because the water was especially muddy this year. Mike Gardner voluntarily got into the cistern and cleaned out as much silt as he could.
- The leak of the main line was discussed (along Echo Canyon Street). This was caused by Valley Wide Fencing when they did an install last year. It was not installed properly and broke a section of the irrigation line.
 - It was a slow leak, so the irrigation water remained on during the repair.
 - Currier provided Kelley three potential vendors to make the repair, but none of them got back to her. For this reason, Bray's Maintenance Department was utilized and they successfully made the repair.

- The 2019 Fencing Project was discussed. All the rotted fence posts will be replaced as needed and the entire fence will be power washed and stained.
- The dysfunctionality of the current Board was discussed.
 - According to Article 2 Section 2.4.2 of the Association’s Bylaws, “At any meeting of the members at which a quorum is present, the members, by a vote of 67% of all persons present and entitled to vote, may remove the entire board of directors or any lesser number, other than a director appointed by the Declarant (the developer)”.
 - Kelley DeLosh asked for a vote to remove Carolyn Gambino, LeAnn Eckhart and Nancy Burdette from the Board. She provided a couple of reasons as to why they should be removed.
 - Ultimately, there was a unanimous vote (from all the homeowners present) to remove the entire current Board of Directors.

Discussion on Upcoming Projects/Concerns

1.) The Fence Project was discussed.

- Proposed dues and the Special Assessment will not go into place until the new year, so the project will most like begin in the spring of 2019, dependent on the weather.
- There are some portions of fencing that need to be addressed before the Spring of 2019 (possible safety hazard). Mark Shoberg will reach out to the vendor.
- The inside portion of the fence is each owner’s responsibility.
 - Inside of the fence can be stained by each owner.
 - Owner negligence: Owners need to ensure they take care of the fence by:
 - Keep gardens far enough away from the fence (to avoid growth and/or water damage).
 - Keep sprinklers from hitting the fence (to avoid water damage).
- After the 2019 Fence project is complete, there shall be annual inspections of the inside portions of the fence to be performed by a committee of volunteers. The HOA would provide the sealer to each of the owners and the committee would verify that owners are properly maintaining their portion.
 - Motion: Randy Powell
 - Second: Travis Liggett

There was a unanimous vote by the present homeowners.

2.) A committee to maintain the irrigation needs to be put in to place, or a vendor needs to be hired.

- Bray will reach out to Chad Filener to get information on the irrigation system.
- Currier may also be knowledgeable on the system.

3.) The delinquency rate, as well as the procedure for handling delinquent accounts, was discussed.

4.) There is a discrepancy in the Governing Documents on officer’s terms. It was decided that the terms will be based on a 3-2-1 staggered basis. The positions of the Board members who are stepping down and when they were elected will be passed onto the newly elected members (once their positions are determined).

- Motion: LeAnn Eckhart
- Second: Doug Dutton

There was unanimous vote to finalize this change.

5.) Snow Removal

- Bray HOA will obtain bids and present the information to the newly elected Board for them to make a decision.

Budget

A couple of owners proposed that we increase the dues amount and the Special Assessment more than the draft budget originally outlined. This way, dues will not need to be increased for the next coming years. All excess from the Special Assessment that will not be utilized for the fence will go towards building reserves.

Some owners opposed increasing dues and the Special Assessment more than the draft budget originally proposed.

Mark Shoberg called for a vote to either increase dues to \$350 per year OR \$375 per year. Three owners voted to have dues at \$350 per year while the majority voted to increase them to \$375 per year.

Mark Shoberg called for a motion to approve the 2019 annual budget, with dues at \$375 per year.

Motion: Nancy Burdette

Second: Randy Kendall

There was a majority vote to approve the budget with dues at \$375 per year.

Several members requested to increase the Special Assessment because they thought the proposed number was too low. Mark Shoberg called for a motion to increase the Special Assessment from \$155 per owner to \$175 per owner.

Motion: Doug Dutton

Second: LeAnn Eckhart

There was a majority vote to approve the budget with a onetime Special Assessment of \$175, due before April 1, 2019.

Therefore, the 2019 budget (with the changes discussed) was approved.

Elections

With all current members of the Board to be removed, Mark Shoberg asked for volunteers to serve on the Board of Directors. The weekend after the meeting, the newly elected members of the Board decided their positions. Their offices are as follows:

- **President:** Michael Gardner
- **Vice President:** Randy Kendall
- **Secretary:** John Knoll
- **Treasurer:** Janice Helmer
- **Member at Large:** Travis Liggett

There was a unanimous vote by the present homeowners to elect the above volunteers.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting.

Motion: LeAnn Eckhart

Second: Nancy Burdette

With the majority of members in favor. The 2019 Annual Meeting was adjourned at approximately 7:15p.m.

Signature
