

# 2022 ANNUAL MEETING MINUTES

## Echo Canyon Estates Homeowners Association

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January 24, 2022, | 4:00 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA

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### In Attendance

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**Bray HOA:**

Mark Shoberg  
Cayce Benton  
Laurina Hainz

**Attendance:**

Amber Gates (zoom)  
Patrick O'Leary (zoom)  
Debbie Metscher (zoom)  
Margy Eatwell (zoom)  
Averdo (zoom)  
Mike Gardner  
Janice Helmer  
Christopher Noeth  
Gary Perkins  
Susan Perkins  
Jack Restivo

**Proxy:**

Erick Thompson  
Brian Eldridge  
Margy Eatwell  
Taylor Gasman  
Erik Campbell  
Jimmy Foust  
Randy Williams  
Andrew Devell  
Cliff-Kendra Hopkins

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### Notice of Quorum Achieved

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

**Last year's minutes: request for approval**

2021 was a Covid year and the meeting completed through mail-in proxy.

Motion: Mike Gardner

Second: Patrick O'Leary

Minutes passed: Unanimously

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### Introductions

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Mark Shoberg introduced himself as the HOA Manager, Cayce Benton as Assistant Manager and Laurina Hainz as HOA Assistant.

The present Board members introduced themselves and their positions.

Mike Gardner and Patrick O'Leary

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## Discussion on Upcoming Projects/Concerns

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### 1.) Irrigation

#### ➤ **Pump:**

- There are some portions of the irrigation that need to be addressed.

➤ Pump needs rebuilt. Mike Gardner had someone in mind that will do it place that will save money.

➤ Needs to get bids to replace the controller to the park

➤ Mike Gardner oversees doing this. If limits have been maxed, the HOA can dip into reserves to cover cost.

#### ➤ **Drainage from Grand Valley ditch:**

- Debbie Metscher concerned about the water running down the street. This is coming from the irrigation. Debbie feels this is a liability due to being a Hazard and being slippery. She would like to send this to a vote in the community.

- Mark informed her that this was out of HOA control, but with the board's approval, a ballot can be sent to owners to let them decide if they want to fund this repair.

- The could cost around \$900 per owner but would have to get a current bid and will need to be voted on.

Motion: Debbie Metscher

Second: Janice Helmer

None opposed.

➤ How many homes are impacted? The ballot would have two options:

- A special assessment on all owners in the HOA, yes or no
- A special assessment on just impacted owners, yes or no

➤ Research will have to take place to determine who is impacted by this first.

➤ Drainage belongs to Grand Valley, and they have communicated they are decades out from this area to complete repairs.

### 2.) Parking

➤ Report to non-emergency Fruita PD.

➤ Cars that have been sitting for 2 years, need to be tagged and removed. Owners need to contact Fruita PD so they can tag and tow.

➤ Report cars that are Impeding your driveway

### 3.) **Barking dogs**

➤ Talk to your neighbor first

➤ Bray can send notice and start to fine if there is no resolution

➤ Call animal welfare. Get a recording of at least 30 minutes before filing.

➤ Owner asked if there is a city ordinance to how many dogs one has? There is not.

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## Budget

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- Snow removal expense includes the two community areas in front of mailboxes.
- Irrigation pump, will this be added to the budget? HOA will pull from the reserves, not out of annual budget. Reserve is at \$14,000 Might only be \$2,000 to rebuild.
- Motion to approve 2022 budget \$375.00
  - Patrick O'Leary
  - Margy Eatwell
- Unanimous approval of the 2022 budget with dues at \$375 per year.
  - PASS!

The 2022 budget was approved.

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## Elections

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Election opened. Mike volunteered to serve again if no one was willing.

Motion: self-nomination Michael Gardner

Second: Patrick O'Leary

Unanimously approved

- President: Michael Gardner. Reelected to the board.

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## Adjournment

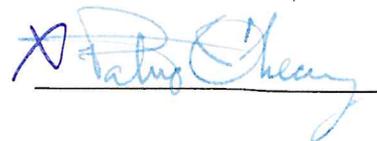
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With no further business to discuss, Mark called for a motion to adjourn the meeting.

With all members in favor, the 2022 Annual Meeting was adjourned at approximately 4:40p.m.

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Signature



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