

2026 ANNUAL MEETING MINUTES

ECHO CANYON ESTATES HOA

January 21st, 2026 @ BEC: Bray Educational Center: 640 Belford Ave

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:36pm.

In Attendance	Proxies	Management
Stephanie Wenholtz		Mark Shoberg HOA Manager
Gary and Susan Perkins		Cayce Haren HOA Assistant Manager
LeAnn Eckhart	<u>5</u> proxies	
Brian Eldridge	received.	
Mike Gardner		
Deborah Metscher		
Patrick O’Leary		
Arthur Young		

With 5 proxies received and owners from 8 units represented; quorum was achieved.

Introductions

Mark Shoberg introduced himself as being with HOAServices

Cayce Haren introduced herself as being with HOAServices

The Board introduced themselves:

Mike Gardner, HOA President

Brian Eldridge, HOA Vice-President

Patrick (Pat) O’Leary, HOA Treasurer

Stephanie Wenholtz, HOA board member

Approval of 2025 Minutes

First motion: Stephanie Wenholtz

Second motion: Patrick O’Leary

The 2025 Meeting mins were approved.

2025 minutes were approved.

Old or New Business

Discussion on Landscaping Contract

- The board noted that they awarded 2026 landscaping contract to Lush Green after competitive bids; estimated annual savings of ~\$4,600 vs. prior vendor (Thompson/TLM Pro). Lush Green selected on a one-year trial basis to evaluate performance.
- The board noted vendors require a one-to-two year learning period; owners encouraged to report any issues.

Discussion on Common Area Repairs / Improvements

- Entrance sign (Echo Canyon at Wingate) appearance: board aware; replacement cost estimated \$700–\$800; painting option and vendor tech visit available at board direction.
- Playground ground cover (bark/mulch): request noted; board/volunteers can arrange mulch or wood-chip donation and community workday to spread material. Mike Gardner offered to coordinate with tree contractor for chip delivery.
- Irrigation system: increased budget for irrigation repairs/clean-outs discussed; system requires frequent volunteer maintenance during summer due to debris/clogging; engineering changes are costly and require approval from Grand Valley Irrigation (ditch company), which historically denies modifications. Owners encouraged volunteering for routine maintenance to avoid contract labor costs. Debbie Metscher will follow up with Grand Valley Water contacts about canal/leak issues.

Budget

The Budget is ratified by the Board and automatically adopted at the Meeting unless a majority of Owners reject the Budget in accordance with the Association’s Declaration, Art. V, Section 5.04-5.

Made a motion to Reject the 2025 Budget.

First: Stephanie Wenholz

Second: Gary Perkins

The budget passed Unanimously for 2026 as drafted. Dues will decrease to \$485/annually March 1, 2026.

Budget is approved.

Elections

No terms expiring in 2026

Adjournment

- Community discussion on Echo-Ween.

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting at 4:00pm.

None opposed.

The meeting adjourned at 4:00pm.

Signature

Date