



Shadow Run
at Canyon Lakes HOA
Board of Directors Meeting Minutes
Home of Brenda Schuhmacher
March 9, 2015

Board members present: Mark McKechnie, Tami Ottley, Brenda Schuhmacher, Anita Overton, Marie Swita, Ben Swita

Call to order: The meeting was called to order by President Mark McKechnie at 6:05p.m.

New Business:

- Mark welcomed new board members, Anita Overton, Ben Swita and Brenda Schuhmacher.
- Brenda made the motion to elect Mark to continue on as President to a full year. Tami Ottley seconded and the motion carried.
- Tami was nominated to be Vice President by Brenda. Ben Swita made the motion to elect Tami, Mark seconded and the motion carried.
- Brenda agreed to stay on as Secretary until a replacement is found for either the board or secretary position.
- Marie will be changing and sending out new Gmail addresses to board members in the next couple of days.
- The HOA is in need of storage for Christmas lights, Easter and other supplies. After checking into three storage facilities in the area, the smallest storage space starts at \$65.00 a month. Mark and Ben talked about a resin shed at Costco that could be purchased and secured in the main park at the curve. Brenda made a motion to purchase that shed at Costco, Tami seconded and the motion carried. This will be done next month. Security and theft issues were discussed.

Old Business:

- Recap of the Annual Meeting was discussed. Because of the low turnout it was a short meeting. We decided that maybe more advanced notice should be given or more signage days before at the entrances.
- Anita will come back in April with recommendations of an increase in assessments if nonpayment of assessments continue in neighborhood.

Secretary's Report:

- Minutes of January and February meetings had been e-mailed prior to meeting. After a quick review, Tami made the motion to accept the minutes and Mark seconded. The motion carried.

Treasurer's /Financial Reports:

- Financial reports were distributed. *Profit and Loss Budget vs Actual, Operating Budget, Balance Sheet, Check Detail and Customer Balance Summary.*
- Currently there is a deficit of \$10,490.73 in unpaid assessments and fines. Those homeowners continue to be billed monthly and shall bear interest at the rate of 12% per annum from the due date until paid in full, and a late fee of \$3 0.00 will be charged.
- Anita asked that since all Shadow Run office equipment was now going to Marie as Treasurer she would like to be reimbursed \$200.00 for the personal printer/copier/scanner that she used for Shadow Run business and was now defective. Mark made the motion to reimburse the \$200.00 and Tami seconded. The motion carried.
- Anita will meet with Marie a couple of more times for training and will turn all records and equipment over to her by the end of March. After discussion, a motion was made by Brenda and seconded by Tami to pay both Marie and Anita the \$500.00ea for both work and training. The motion carried.
- Anita reported that the fence has been repaired and the insurance company only gave "depreciation value" even though it was not what was charged by the fence company. Anita will purchase a couple of gallons of fence paint/stain and board members will meet to paint on a sunny, dry day.

Welcoming Committee:

- Tami was informed that a new neighbor will be moving in around the 31st of March at 3306 S. Conway Dr.

Activities Committee:

- Brenda will contact Sue Finney who has the boxes in storage for the Easter egg hunt. Brenda will call Annie Bruce to see where the suit was rented last year and get that done. Mark has volunteered to be the bunny. Marie will buy prizes for the Golden eggs and Anita will host the filled egg drop-off box again this year on her front porch and purchase the jelly beans for the jelly bean count contest.
- The neighborhood yard sale will be the Saturday, May 16th and Brenda will contact Karin Hogg, who has been in charge of the advertising in the past to see if she will do it again this year.

Landscaping and Community Enhancement Committee:

- Brenda called Jobs Nursery and was told the trees will be planted on Ely around the 1st or 2nd week of April.
- Mark will contact Evan about the 33rd street valve box for clarification what needs to be done. He will then contact a couple of businesses for repair estimates.

ACC/Rules and Regs Committee:

- Reminder letters and fines will resume for CC&R violations and painting. Anyone that gets a letter will be asked to contact the committee via the SR phone and if there is no communication, they will be fined. Many of these same homeowners were contacted last year and asked to let us know what their plans were for painting in the spring. An ACC form was included in that correspondence. Some responded, some didn't.

Adjourn: The meeting adjourned at 7:45 pm.

Next meeting: Next meeting will be on Monday April 6, 2015 at 6:00pm at the Kennewick Public library.

Respectfully submitted:

Brenda Schuhmacher, Secretary.