



**Shadow Run**  
at Canyon Lakes HOA  
Board of Directors Meeting Minutes  
March 7, 2016 – Brenda Schuhmacher's home

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

**Absent:** Ben Swita

**Guest:** Crystalin Cutler

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

**Secretary's Report:**

- February annual meeting minutes were distributed to members and guest. Tami made the motion to accept the minutes with the next meeting date changed on the bottom and Anita seconded. The motion carried. Brenda will make that correction then send minutes to her to post on the website.

**Treasurers /Financial Reports:**

- Financials – the following reports were reviewed, *Profit and Loss Budget versus Actual, Balance Sheet, Check Detail and Customer Balance Summary*. As of this date we have \$16,435.57 in unpaid assessments, fines etc.
- The Association attorney sent an e-mail to the board stating that Wells Fargo will be issuing a check to the Association in order to stop our foreclosure on the house in the neighborhood. While this check will reduce our unpaid balance by approximately \$6,000.00, there will still be over \$10,000 in unpaid assessments.
- Marie will be mailing out courtesy letters to homeowners of those balances to let them know besides filing a lien further action will be taken by the Association in order to recover those funds. Options are foreclosure of their home, garnishment of wages, small claims court, etc. to recover that money.
- Marie pointed out that so far this year \$848.00 has been paid in attorney's fees. These fees are passed along to the offending homeowner for any business with the attorney on their behalf.

**Election of Board members:**

- Two individuals who had interest in board positions could not attend this meeting, so election of officers will be conducted next month. Crystalin Cutler came tonight to volunteer to serve one of the 3 year terms. She was welcomed and given a Board binder.

**Landscaping:**

- Bid letters were sent out and only one company has responded. We are asking for a one year contract instead of two that companies normally want. We will give them one more month to respond.

**Activities:**

- There are no volunteers to help with the Easter egg hunt so it has been cancelled.
- Next on the calendar will be the Garage sale which will be Saturday May 14. Brenda will contact Karin Hogg to see if she will do the advertising for this year's sale.
- The board talked about a picnic in the park on June 11, for a *Kick Off to Summer!* Tami will call *Between the Buns* and find out how much it would cost to feed the 50 to 100 residents who might show up. More details for this event will be discussed the next couple of meetings.

**Old Business:**

- Due to tax season, no audit firm was able to schedule anything in the next couple of months. Brenda will pursue this at a later date in April.
- Kristina from Conover Insurance is ill so did not attend tonight to go over Association policies. Brenda will call and invite her to next month's meeting when a location is decided for that meeting.

**New Business:**

- Marie reported that the HOA phone is aging. Reception is bad and she can barely understand some of the messages left. She has been researching companies and is asking permission to buy a phone and service from Cricket Wireless. This will be \$20 a month for unlimited calls and text. The phone will cost 99 cents. Mark made the motion for Marie to make that purchase and Anita seconded. The motion carried.

**Adjourn:** The meeting adjourned at 7:45 p.m.

**Next meeting:** Monday night April 11, 2016. 6:00 pm. Mark will check and see if the library is available and Brenda offered her home again in case it isn't.

Respectfully submitted:  
Brenda Schuhmacher