



Shadow Run

at Canyon Lakes HOA

Board of Directors Meeting Minutes for June 12, 2017

Mid-Columbia Library, - Union Street - Kennewick

Board members present: Mark McKechnie, Tami Ottley, Brenda Schuhmacher, Crystalin Cutler

Absent: Ben Swita, Marie Swita

Guests: Presentation from Carolyn Celski from the Celski Property Management Company

Call to order: The meeting was called to order by President Ben Swita at 6:08p.m. .

Carolyn Celski made a presentation to the group about her Property Managements various services for an HOA. She handed out packets with generic information about those services. There would still need to be a Board of Directors in place to make decisions for the neighborhood. Most HOA's utilize their financial services and bigger HOA's include the Management and Financial services. See brochure included with minutes. Mark cut to the chase and ask pricing for the full package including violations etc., which is part of Management service. Carolyn said a HOA our size would be approximately \$850.00 a month. She outlined how most management services are done digitally and how the fines would work out. Yes, they could work with our attorney. This group is a member of WA State CAI.

Discussion ensued after Carolyn left about using this service. There might be more questions that come up to be answered and we would want to call a special meeting with residents before any decisions were made regarding hiring them, maybe in October. The Board would continue to meet once a month.

Secretary's Report:

- Minutes of the May meeting was distributed and read. Crystalin made the motion to accept the minutes and Tami seconded. The motion carried.

Treasurer's /Financial Reports:

- There was no financial report as Marie was not in attendance. Brenda had one copy to distribute around the group to view.

Activities Committee:

- There was discussion about a summer time get together in the main park. Tami told about a company called Snowies that came to Southgate Elementary to make snow cones. She will call, check on pricing and find out when they might be available either right before or right after school starts.

Landscaping and Community Enhancement Committee:

- The cement pads for the picnic tables are completed. Mark and Ben will put tables together and install them before the next meeting.
- Dog waste dispensers installed. One in each park area
- There were calls regarding
- Various neighbor complaints about the dying new shrubs on 36th. They will be replaced. Maybe a home owner who thinks they need more water would like to take a gallon up there and water them.

New Business:

- There seemed to be various neighbors concerned about rumors concerning more ball fields in the Park at HHH Middle school area. Brenda contacted the school district and they confirmed there is an arrangement with the City to have more fields placed on the north and south side of the grounds. No lights will be installed but there will be restrooms and a concession stand or two.

Adjourn: The meeting adjourned at 7:15 pm. **Next meeting:** Mark will check library availability as the next meeting will be too close to the 4th of July.

Respectfully submitted:
Brenda Schuhmacher, Secretary.