



Shadow Run
at Canyon Lakes HOA
Board of Directors Meeting Minutes
July 6, 2015

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

Call to order: The meeting was called to order by President Mark McKechnie at 6:10p.m.

Secretary's Report:

- Brenda distributed June minutes that were previously emailed out to members. Anita made the motion to accept the minutes and Mark seconded. The motion carried.

Treasurer's /Financial Reports:

- Financial reports were distributed, *Balance Sheet, Profit and Loss Budget vs Actual, and Check Detail were reviewed.*
- There was no *Customer Balance Summary* as there would have been multiple pages due to homeowners just getting their second half assessment bill. Marie will have that report next month.

Welcoming Committee:

- Tami was given names of a new homeowner and a renter to welcome to the neighborhood. Brenda will have an update for her next month.

Landscaping and Community Enhancement Committee:

- Mark and Ben continue to give extra water to the new trees. There were complaints about the trees on Ely especially the new trees not getting watered enough but we are following KID schedules. If any homeowner is worried about the watering, they need to step forward to volunteer their time to water too.

ACC/Rules and Regs Committee:

- Due to lack of interest at the last Annual meeting, the Board will now be responsible for all ACC and Rules and Regulations committee decisions. The summer is a particularly busy time of the year with boats, RV's, paint violations, etc.
- A couple of outstanding neighborhood issues were discussed at length.
- Due to the expense of certified mail it was decided to send an envelope postage paid stamp to warn homeowner of the violation. At each meeting Marie will let us know what fines are out there and how it is being handled with registered letters, not registered letters etc. If there is a neighbor who denies having violated a covenant when fines hit their mailbox, we will go back to registered letters for all! Also in our CC&R's it is discussed that we technically don't have to give any notification but we want to cover bases for any litigation down the road. Marie will contact Corey and ask him to speak about those statements in the CC&R's.

Old Business:

- Marie and Brenda met with the Attorney in June and discussed the next course of action to the homeowners who have decided not to communicate with the Attorney or HOA regarding their liens. It looks like Small Claims court is the only option besides foreclosing on a home to take in order to recoup the homeowner delinquent assessments and fines.

New Business:

- The Rules and Regs escalation fines were discussed.
- Resolutions to address outdated rules was discussed. All board members will come to the next meeting with ideas from Bylaws and ACC rules to get them cleaned up. As of this time there are currently two Resolutions on the books passed by prior boards' members.

Adjourn: The meeting adjourned at 7:20 pm.

Next meeting: Monday August 3, 2015 at 6:00pm at the Kennewick Public library.

Respectfully submitted:
Brenda Schuhmacher, Secretary