



Shadow Run at Canyon Lakes HOA

Board of Directors Meeting Minutes for August 7, 2017
Mid-Columbia Library, - Union Street - Kennewick

Board members present: Mark McKechnie, Crystalin Cutler, Ben Swita, Marie Swita, Carl Marsh and Brenda Schuhmacher.

Call to order: The meeting was called to order by Ben Swita at 6:07pm.

Secretary's Report:

- Minutes of the July meeting were read. Mark made the motion to accept the minutes and Ben seconded. The motion carried. Brenda thanked Crystalin for taking the July minutes in her absence.

Treasurers /Financial Reports:

- Financial reports were distributed by Marie and she went over the *Profit and Loss Budget vs Actual, Balance Sheet, Check Detail and Customer Balance Summary*. There were questions from a few of the board members concerning the costs of landscaping and activities.
- Marie is up to date on New Neighbor packets except for one that closed on Friday and a renter.
- Our current HOA deficit stands at \$7,469.46.
- Conover was contacted about our insurance company dropping us in August. Kristin contacted Marie to let her know they are busy coming up with bids from a couple of different companies before that August 20th deadline. Crystalin will also check with a company that she is familiar with to see if that company insures HOA's.
- Marie also discussed the violation letters sent out and the conversation went onto houses that need to be painted in the neighborhood. We will be talking about that in the next month or so.
- CAI Day will be coming up September 23rd and Marie would like to attend. Brenda made the motion to approve funds for that trip/conference to Bellevue, Mark seconded and the motion was approved. Marie will make her own travel arrangements. .

Landscaping and Community Enhancement Committee:

- Mark wanted the Board to prioritize a list of "things to do" issues the Board would like to accomplish by the end of the year. Here are the 5 things discussed.
 1. Pea gravel in the main park swing set area.
 2. Mark will call and get bids for the sidewalk area in the main park that has concrete damage to be repaired. There is a possibility the tree might have to be taken out.
 3. Calls for fence painting quote.
 4. Mark set out pink flags for Jesse's to identify bad valves around the subdivision
 5. Tree trimming will continue and will be specific to our large trees hanging over people's fences or into their yards.
- In regards to snow removal, there was discussion about having the sidewalks shoveled if Jesse's is unable to do the job. We also talked about asking homeowners with snow blowers do the job. It is a City of Kennewick ordinance for residents to keep their sidewalks shoveled and in good repair. The Association is responsible for the mailbox and Park areas.

New Business:

- The Villas sent a letter asking for help with purchasing the install of stairs between them and Shadow Run. Mark made the motion to deny the request and Ben seconded. The motion carried to deny helping with costs for stairs. Their HOA called and talked to Marie regarding the vote and she let them know there would be a liability issues on our part of some child had an injury on the stairs.
- We are still in need of two board members. Brenda handed out 5x8 postcards that could be mailed out to each resident in order to bring this request to all in the neighborhood. Crystal made the motion to go ahead and send out the cards and Carl seconded. The motion carried.

Old Business:

- There will be no fall social.

Adjourn: The meeting adjourned at 7:15 pm. **Next meeting:** September 5th, the library, at 6pm.

Respectfully submitted:
Brenda Schuhmacher