



# Shadow Run at Canyon Lakes HOA

## Board of Directors Meeting Minutes September 10, 2015 – Kennewick Library

**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 6:39p.m.

### Secretary's Report:

- Brenda handed out August minutes that were previously emailed to members. Mark made the motion to accept the minutes and Tami seconded. The motion carried.

### Treasurer's /Financial Reports:

- Financial reports were distributed. The *Balance Sheet, Profit and Loss, and Check Detail*, were reviewed. A *Customer Balance Summary* showed 26 residents owing an outstanding negative balance.
- As of this meeting date, lien letters were mailed out to 7 residents that will have a lien filed if not paid up by October 3.
- The HOA attorney is making preparation to foreclose on a home. We will have updated information for the next meeting.
- The invoice due dates will be changed. Brenda made the motion to word it as *Assessments are due 15 days after the invoice is mailed and assessment will be considered late 15 days from the due date. All assessment check envelopes postmarked after the 30<sup>th</sup> of January and July will be delinquent and subject to a late charge.* Anita seconded the motion and it passes unanimously.

### Welcoming Committee:

- Tami was given the name of a new homeowner as of September 8<sup>th</sup>.

### Landscaping and Community Enhancement Committee:

- Numerous residents have complained of weeds not getting taken care of by residents on their sidewalks. A reminder will go out with the January assessment and also brought up at the Annual meeting that residents need to take care of their sidewalk weeds.
- There are trees in bad shape in common areas but we will wait until next year to see what needs to be done.

### ACC/Rules and Regs Committee:

- Four ACC forms were distributed and approved by the board.
- See note in Landscaping above about weeds.

### Old Business:

- Anita made the motion that due to the disrespectful/abusive nature of the phone calls to the Shadow Run phone, that service should be discontinued. Mark seconded and the motion passed. An e-mail will be published on the web site for residents to use. This e-mail will automatically be forwarded to ALL board members so they can comment and respond to the content.

### New Business:

- Chili feed has now become an ice cream social after discussion regarding lightening and power availability in the park. Chili might be a great idea for late spring when it is lighter later and we can also check on a bouncy house for the kids.
- Boo starts the first week in October. Each board member is asked to put together at least two to leave for new residents. Brenda will bring the poem and ghost to the next meeting.
- Tentative Annual Meeting date will be Tuesday February 2<sup>nd</sup> at 6:30 at the Kennewick library.
- New magnets with the website, address and new email address will be ordered by Marie and included in the January billing.

**Adjourn:** The meeting adjourned at 7:45 pm.

**Next meeting:** Monday October 5, 2015 at 6:30pm at the Kennewick Public library.

Respectfully submitted:  
Brenda Schuhmacher, Secretary