



# Shadow Run at Canyon Lakes HOA

Board of Directors Meeting Minutes for September 5, 2017  
Mid-Columbia Library, - Union Street - Kennewick

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

**Guest:** Howard Chung

**Call to order:** The meeting was called to order by Ben Swita at 6:09pm.

### **Secretary's Report:**

- Minutes of the August meeting were read. Mark made the motion to accept the minutes and Carl seconded. The motion carried.

### **Treasurers /Financial Reports:**

- Financial reports were distributed by Marie. The *Profit and Loss Budget vs Actual, Balance Sheet, Check Detail and Customer Balance Summary*. There was discussion about the budget this and next year regarding landscaping. Budget meetings for the next year are usually held in early November or whenever Marie comes back from her Hawaii vacation. ☺
- Our current delinquencies from homeowners totals \$11,905.43.
- Marie also discussed the violation letters sent out and the response to those letters.
- Marie's assigned home work to board members is to tour the neighborhood and look for homes that might need to be painted next spring. Also report any violations seen to her so she can mail out a letter.
- CAI Day is September 23<sup>rd</sup>. Marie will be attending a class on insurance for HOA's and will e-mail a report of that conference to the board for next month's meeting as she will be gone.

### **Landscaping and Community Enhancement Committee:**

- Mark presented the bid from Jesse's for the jobs needing to be done in the subdivision. Majority of the work is to be done in the Main Park area. Brenda made the motion to accept the bid and Ben seconded. The motion was approved. In order to alert the residents, we will be posting flyers on the mailboxes and post a flyer on Facebook and the web page. Brenda will make up the flyer and e-mail it out for approval. As part of that bid, three maple trees will be removed and 16 sections of sidewalk replaced. Pea gravel will be added in the parks where there are low spots. The trees will be replaced at a later date.
- Letters will be going out to those homeowners that need to paint garage doors and fences. Those colors need to be approved by the board.

### **New Business:**

- Carl made the motion to approve Howard Chung as a new board member. Mark seconded and the motion was approved. Welcome Howard to the board!
- There is a golf cart driven by minors in Shadow Run and has almost caused an accident. The parents were contacted. Our streets are PUBLIC streets and thus the rule of law is to be followed. The HOA's advice was to call the police when the kids did it again and maybe a visit from them could persuade parents and children not to do it again.

### **Old Business:**

- Marie will again try and contact the company who did our initial Reserve Study and get them out to do it again either this fall or next spring.

**Adjourn:** The meeting adjourned at 7:15 pm. **Next meeting:** October 2<sup>nd</sup> at the library, at 6pm.

Respectfully submitted:  
Brenda Schuhmacher