



Shadow Run Homeowners Association
Board of Director's Meeting Minutes
July 21, 2014
Kennewick Public Library

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

Introduction of Guests: Marie Swita, committee member

Secretary's report:

- Brenda handed out copies of the minutes that were e-mailed previously to board members. Laurie made the motion to accept the minutes and Tammy seconded. The motion was approved.

Treasurer's Report:

- Anita handed out a *Balance Sheet, Profit and Loss Statements, Check Detail* and a *Customer Detail* sheet that listed residents and their contact info. Anita went over the procedure involved in placing a Lien on a house. A lien is usually paid off when a house sells. Escrow contacts Anita for any liens or delinquent payments before the sale can go through. The resident eventually pays back to the HOA all attorney fees connected with the lien and the HOA also charges \$100.00 to release the lien.
- Anita announced that the insurance company has dropped the mandatory "Terrorism" insurance for subdivisions.
- She handed out leaflet offerings from the CAI for board members to order to keep up with WA state rulings of association laws and informational tips for Board and residents.
- Evan now has signing privileges on the checking account.

Committee Reports:

ACC Committee:

- There were two ACC applications turned in and approved for the month of July. Evan thought we needed a third member of this committee so now Sue Finney, Brenda, Marie and Mark are now members. If one is gone, there will be a third to sign-off (or not) on neighborhood projects.

Rules and Regs:

- Marie talked about the procedures used for the new posting of CC&R violations around the neighborhood. She handed out a new fine letter that will be posted for the particular violation. She has been doing this for about a month and seen good cooperation from residents stepping up to comply. The committee of volunteers is getting very weary having to spend time and money continually fining the same people over and over. After lots of discussion, Marie and Brenda asked the board to approve these notices. Tami made the motion to issue a final notice for CC&R infractions and Mark seconded. The motion unanimously carried.

Activities Committee:

- At this time the BBQ for this year will be tabled. For the projected September 13th date, we will not have enough time to advertise. Anita reminded us to make sure this got into the budget for 2015. We will need to find out from residents if they would like to have this function to make sure it is well attended. There was also question about a permit from the Health Dept and Annie will investigate specifics for a future date next fall.

Welcoming Committee:

- Tami Ottley announced that she called on 11 people to welcome them to the neighborhood. Evan and Annie both called on 6 residents. Those residents were given a colorful flower, folders with ACC and CC&R rules and a refrigerator magnet with the SRHOA phone and website listed.

Landscaping and Community Enhancement Committee:

- Brenda talked with Larry from Evergreen Tree and Landscaping Services about injecting the trees that are diseased. He said he would contact Howard from Artistic Tree works, find out what trees to treat and then get me a bid. That bid has not come in yet and a second phone call was made.
- Evan has been working with Diego from Heritage on sprinkler repair, and filter repair and met with the KID to arrange for the spigots to be blown out to help improve the pressure within the subdivision. He has also made extra keys for the sprinkler timer boxes so we can get into those in case Heritage can't get to us right away.

- Evan has also spent many hours spreading Crab grass preventer on the outside fence lawn areas on 36th and Ely. This is not a service that is in our contract with Heritage.
- It was agreed by the board that the playground area still needs to be built up more.

Old Business:

- The drop box remains an item we would like to have installed for residents for assessment payments, ACC forms etc. There is concern about liability regarding the box and vandalism was also talked about. Anita will call and ask the attorney about any negative connotations that we don't know about yet.
- There was also discussion about the Community Bulletin Board. Mark brought a catalog to see the board and the features of a recommended board. Everyone liked the idea but there are still questions about vandalism, what and who can post on the board etc. No action was taken at this time.

New Business:

- Evan personally thanked Marie for the job she has done on the web site. It looks first class and has become a great resource for what is happening now in our community.

Adjourn: The meeting adjourned at 8:05pm

Next meeting: THERE WILL BE NO AUGUST MEETING DUE TO FAIR AND SCHOOL STARTING. Next meeting will be **Monday, September 29, 2014 from 6-7:30 pm at the Kennewick Library.**

Respectfully submitted:
Brenda Schuhmacher, Secretary.