



Shadow Run
at Canyon Lakes HOA
Board of Directors Meeting Minutes
February 5, 2018– Kennewick Library Union St.

Board Members present: Mark Mckechnie, Ben Swita, Marie Swita, and Brenda Schuhmacher

Absent: Carl Marsh, Crystalin Cutler, Jim Young and Howard Chung. Brenda called Howard for his proxy to vote on any issues that might come up.

Call to order: The meeting was called to order by President Ben Swita at 6:00 pm.

Secretary Report: Brenda Schuhmacher passed out the minutes of the January Annual meeting. Mark made the motion to accept the minutes Ben seconded and the motion carried.

Treasurers /Financial Reports:

- Marie handed out the *Profit and Loss Budget for 2018, Balance Sheet, Checking Detail Profit & Loss vs. Actual for December* and *Customer Balance Summary* as of December 2nd.
- After discussion it was decided to name this form the “Homeowner Delinquency Summary”, and also discussion about posting those names on the web page for all to see, which is allowed under our CC&R’s. Instead we will be posting the total monthly on the website and Marie will take care of that. There are currently 47 homeowners that are delinquent on their accounts owing the Association \$13,984.31.
- Marie contacted a firm in the Seattle area to update our Reserve Study in order to stay in compliance with the State of Washington RCW’s concerning HOA’s. She hopes to have some information before next month’s meeting.

Landscaping and Community Enhancement Committee:

- Mark will be contacting painting contractors and will bring prices to us at the March meeting for the perimeter fence painting project.
- Mark will also discuss with Jesse’s regarding a concrete slab and small scale landscaping around the main park mailboxes. At this time the trees in the park will not be replaced.

New Business:

- There was discussion about a complaint from a neighbor regarding a trailer on 35th that is behind a fence. After reading the CC&R and discussion about this issue, we will be e-mailing that homeowner back. The board needs to revisit our ACC rules and Regs, engage homeowners in this discussion to see if there needs to be any changes.
- A motion was made by Mark to continue our contract with Marie as Treasurer and to increase her pay by \$50.00 a month. Brenda contacted Howard by phone to make sure she had his proxy correct on that vote. Howard 2nd the motion and it was approved.
- We still do not have a board in place for 2018. A President and Vice President need to be nominated and elected.

Old Business:

- The web site domain will be renewed for 5 years in March through OWT. That vote was taken after the January meeting and before this February meeting via e-mail. Brenda has a copy of those votes.
- Jim was not present to talk about his landscaping ideas.

Adjourn: The meeting adjourned at 6:55 pm.

Next meeting: Monday, March 5th at the Kennewick City Library at 6:00 p.m.

Respectfully submitted:
Brenda Schuhmacher, Secretary.