



# Shadow Run at Canyon Lakes HOA

## Neighborhood Annual Board Meeting January 29, 2018 Kennewick City Library – Union Street

2017 President Ben Swita called the meeting to order at 6:31pm. No residents were present at that time.

The minutes of the December meeting were distributed. After a spelling correction, Mark made the motion to approve the minutes, Jim seconded and the motion passed. During this time, more residents did show up.

There were 5 homeowners besides the Board present who introduced themselves. Mike and Chariss Warner, John Hubbard, Melissa Hubbard and Shawn Harper.

Board members present were: Ben Swita, Carl Marsh, Crystalin Cutler, Howard Chung, Mark McKechnie and Jim Young. Secretary Brenda Schuhmacher and Treasurer Marie Swita were also present.

**Introduction:** President Ben Swita welcomed the homeowners and board members went around the table and introduced themselves. Ben talked gave a short recap of some of 2017 highlights such as safety improvements, dog waste dispensers, and maintenance, repairs that were done above and beyond our 2017 budget.

**Election of Officers:** At this time we have a full board contingent so there were no elections.

**Treasurers Report:** Marie briefly went over financial reports that were sent out to homeowners in January. She spoke about the 2018 proposed budget, the Reserve Fund, and the overall financial position of Shadow Run. There was a question regarding the Reserve fund account and maybe putting some of those funds into another account to make more interest. This will be discussed at the February meeting.

Jim Young questioned the legal name of Shadow Run at Canyon Lakes subdivision and why the discrepancy on some state and local documents.

Ben made a motion to approve the *2018 Operating Budget*, Jim seconded and the homeowners in attendance voted unanimously to approve that budget.

Marie, also talked about the *Customer Balance Summary*. Presently there are over 23 residents that are in arrears with the Association totaling \$10,132.71 at the end of 2017. Currently because of the high number of homeowners delinquent on their January assessments, there is a delinquency of \$18,181.00 owed to Shadow Run. Marie is working with the HOA attorney on homeowners more than \$300.00 in arrears.

**Landscaping and Community Enhancement:** Mark talked regarding proposed improvement projects slated for 2018 such as more concrete poured around the main park mailboxes for a less messy/muddy access for homeowners who have to go to the back to access their boxes along with some shrubs. More lighting for the 36<sup>th</sup>/Dennis St Entrance and the perimeter fence painted. Also discussed was snow removal. A suggestion by Ben was made to leave buckets of ice removal by the mail boxes.

**Q & A:** A homeowner expressed a concern that some of our CC&R's are too stringent and the fine process. Discussion ensued but no resolution was reached.

The meeting adjourned at 7:50pm. **Next meeting will be at the Kennewick Library at 6:00 on Tuesday night, February 5<sup>th</sup>.**

Respectfully Submitted,  
Brenda Schuhmacher, Secretary.