



Shadow Run

at Canyon Lakes HOA

Board of Directors Meeting Minutes

May 7, 2018

Brenda Schuhmacher's home.

Board members present: Mark McKechnie, Jim Young, Howard Chung, Ben Swita, Marie Swita, Brenda Schuhmacher.

Absent: none

Call to order: The meeting was called to order by President Ben Swita at 6:08p.m. .

Secretary's Report:

- Minutes of the April meeting was distributed and read. Marie had a correction. Ben made the motion to accept the minutes as corrected and Jim seconded. The motion carried.

Treasurer's /Financial Reports:

- Marie presented the *Profit and Loss Budget vs Actual report, Balance Sheet, Check Detail* for April and the *Delinquent Homeowner Summary*.
- Marie recapped the status of collections on those individuals listed on the *D.H. Summary*. Currently there is \$13,224.41 owed to the Association from delinquent homeowners.
- Marie reviewed the Reserve Study one last time and stated we will not need another onsite visit until 2021. She has the Reserve Study listed on the website for all to read.
- Marie clarified for the Board again the HOA's collection policy.

Landscaping and Community Enhancement Committee:

- Mark is expecting a return call from 3-Rivers Landscaping in regards to painting the fence.
- Due to utilities being underground, there will be no stump removal of the two trees taken down on 36th.
- Mark is in the process of getting an update from Jesse's regarding pouring concrete and landscaping around the main park mail boxes.
- The HOA was contacted by homeowners to do something about the pine trees in the main park overlapping the fence line into their yards. We are not sure what will happen if the pine trees are severely trimmed. Mark will talk to Jesse's Landscaping about the fate of the coniferous trees and how tolerant they are to trimming and get their recommendations.
- There looks like a sidewalk might be in the process of being constructed on 32nd Ct. This would serve as a connection into Shadow Run from Villas Verde. We were asked by the Villas Verde HOA last year to split the cost of constructing that sidewalk but we declined citing liability issues. After seeing the construction progress, Marie approached the homeowner to find out if they gave permission to construct that connection across the City easement onto their property. She was told "it was under control" and insinuated they had permits to do that work. Marie contacted the City of Kennewick who in turn said we would have to apply for the paperwork to see who, when, where and why this permit was obtained. The Shadow Run HOA Board wants absolutely nothing to do with this sidewalk. The chance of injury is high with no supervision of the sidewalk. After receiving paperwork from the City we will consult with the HOA attorney to see how we diminish that risk.

Old Business:

- Yard sale is Saturday the 19th of May. This will be listed on the web site and the Facebook page.
- Mark asked Brenda if she could purchase two more covers for the sandwich sign that he acquired and repaired for the HOA to use to announce events. Jim made the motion to pay for those signs, Howard 2nd and the motion passed. Brenda will get them ordered and delivered to Mark when they come in.

New Business:

- Mark will respond to Mike Hillman's e-mail regarding the sprinklers hitting his fence.
- Our attorney sent the HOA an e-mail informing us that they received a letter from a homeowner asking to be placed on a monthly payment plan for missed assessments etc. After very lengthy discussion, Mark made the motion and Howard seconded that we do not waive the interest, fees, fines or assessments on this past due account and demand payment in full, now. The vote was unanimous. Marie will contact the attorney to let them know of the HOA's response.

Adjourn: There will be no meeting in June. **Next meeting would be Monday, July 2nd or 9th**, 6:00pm at the Kennewick Public library.

Respectfully submitted:
Brenda Schuhmacher, Secretary.