



# Shadow Run at Canyon Lakes HOA

Board of Directors Meeting Minutes for August 6, 2018  
Mid-Columbia Library, - Union Street - Kennewick

**Board members present:** Ben Swita, Marie Swita, Carmen Pianowski, Mark Pianowski, Howard Chung and Brenda Schuhmacher

**Absent:** Jim Young

**Guests:** Jesse Taylor, Lura & Elwin Ackerman, Allen and Amy Baxter, Clea Mayfield

**Call to order:** The meeting was called to order by Ben Swita at 6:05pm.

### Secretary's Report:

- There was no meeting minutes in July as there was no meeting. June minutes were approved via e-mail as the bank required us to have approved /signed minutes in order to change check signers in July.

### Treasurers /Financial Reports:

- Financial reports were distributed by Marie Swita. She reviewed the *Profit and Loss Budget vs Actual, Balance Sheet, Check Detail and Customer Balance Summary*.
- Marie reviewed with those in attendance the status of violations and delinquency updates.
- Our current HOA deficit stands at \$16,332.60. Majority were homeowners who have not paid their assessment.
- There have been questions from homeowners regarding using credit or debit cards for assessment payments. Due to the expense for the HOA in the credit cards programs, Marie recommends we don't go that route right now. Residents are welcome to use their banks bill pay option if they don't want to write a check.
- CAI Day will be coming up September 29<sup>th</sup>, this will be held in Bellevue WA. Howard made the motion to pay for Marie to attend CAI days on behalf of the HOA and have all expenses paid for that conference. Ben seconded and the motion was approved. Marie will make her own travel arrangements.

### Landscaping and Community Enhancement Committee:

- Jesse Taylor was asked to attend the meeting and to let us know about his plans to install solar panels. The guests that attended had an opportunity to ask questions about the solar panels. Affected residents were concerned about the visual and glare possibility to their outside. It was decided that more research was needed.\*
- Though the PUD will take care of cutting down trees, we will need to grind stumps and replant at our expense. Ben made the motion to start grinding the stumps on 36<sup>th</sup>, Howard seconded and the motion passed.

### New Business:

- The state has mandated new audit rules for HOA and Condominiums. Brenda will e-mail out those rules before the September meeting for board members to peruse.

### Old Business:

- There was discussion regarding the new insurance company and liability limits in the policy. Mark made a motion to set liability limits from 2 to 3 million dollars, Ben seconded and the motion passed.

**Adjourn:** The meeting adjourned at 7:35 pm.

**Next meeting:** September 10<sup>th</sup>, at the library at 6pm.

Respectfully submitted:  
Brenda Schuhmacher

\*The week after this meeting, a WA state RCW (revised code of Washington) was brought to our attention. As of 2014, HOA's state wide are compelled to allow solar panels in their neighborhoods no matter what their CC&R's allow.