



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

**Members present:** Ben Swita, Jim Young, Brenda Schuhmacher, Mark Pianowski, Marie Swita

Absent: Howard.

**Call to order:** The meeting was called to order at 6:09pm.

**Secretary Report:** Motion was made and seconded to approve the minutes for the October meeting.

**Treasurer's /Financial Reports:**

- Marie handed out a *Profit and Loss Budget vs Actual* statement, *Balance Sheet*, monthly *Check Book Detail* and *Homeowner Delinquency Summary* up to 10/01/2018. She also updated those in attendance on upcoming liens and foreclosures.
- The new Delinquent Homeowner amount is now \$10,759.96.
- The yearly audit mandated by the State will be discussed at next meeting. Last audit was two years ago.
- A payment was made towards an outstanding balance by the owner of 3314 S Conway Ct. There is still a balance due.

**Landscaping and Community Enhancement Committee:**

- No progress on getting any painting bids.
- Marie contacted the insurance company and there is no liability for not having a company under contract for snow removal.
- Tree replanting will resume in the spring on Ely. The Board will decide on trees and how many then. City code says trees must be at least 40 feet apart and at some time measurements will be made on Ely St.

**New Business:**

- There was discussion regarding forming a committee of homeowners who might be interested in revising the ACC and some of the CC&R's to bring them into the 21<sup>st</sup> century.
- New audit rules and regulations coming from the state was discussed. It is now mandatory to have a yearly audit. Marie will check to see how much that audit cost two years ago when it was last performed. In order to Opt out of a yearly audit there will have to be 2/3 majority vote of the 199 homes to Opt out of the yearly audit each and every year.
- Budget meeting date will be Saturday, December 1<sup>st</sup> at Brenda's home. Date for Annual meeting will be set at next month meeting. A light breakfast will be served. We will start at 9am.

**Adjourn:** The meeting adjourned at 7:07 pm.

**Next meeting:** Monday, December 3rd, at 6:00p.m at the library. We will only have this room for one hour.

Respectfully submitted:  
Brenda Schuhmacher, Secretary.