



Shadow Run at Canyon Lakes HOA

Neighborhood Annual Board Meeting January 22, 2019 Kennewick City Library – Union Street

Resident in Attendance: Anita Chung

Board members present: Jim Young, Howard Chung, Carmen and Mark Pianowski. Secretary Brenda Schuhmacher and Treasurer Marie Swita were also in attendance. President Ben Swita was absent due to illness.

2018 board Vice president Jim Young called the meeting to order at 6:37pm.

The minutes of the December meeting were distributed. A motion was made, seconded and approved to accept the Dec 2018 meeting minutes. Marie will load these onto the web site in the next couple of days.

Election of Board members:

- Anita Chung was nominated and accepted to be our new board member to serve out Mark McKechnie's 1 year term.

Treasurers Report:

- Marie briefly went over financial reports that were sent out to homeowners in January. She spoke about the 2019 proposed budget, the Reserve Fund, and the overall financial position of Shadow Run.
- A motion was made by Anita C. to approve the *2019 Operating Budget*, it was seconded and approved unanimously by the residents in attendance.
- Marie talked about the *Delinquent Homeowners Summary* and the next steps to take for collection of those debts to the HOA.
- It is time for an annual audit of the finances. Marie has talked to a couple of vendors and recommended to the group for the price we keep the CPA group who did the audit last year. A motion was made to hire Tri-Cites CPA for the state mandatory audit, seconded and unanimously approved.

Landscaping and Community Enhancement:

- Brenda talked about the bids coming in for the fence by next week. Five painters were called and only two replied. They were asked to submit a bid for painting the perimeter fence and replace boards in need of repair. Painting will be in the spring of 2019. Jim said he might have another option for a company and he will contact them this week.
- Perimeter fence residents will be notified at least a week before painting so they can take measures to protect their property that might be affected by the spray.

Neighborhood Activities:

- Easter egg hunt will be Saturday April 20th and Yard sale May 18th if schedules follow those in the past. We will encourage our residents to get involved in putting the functions on for the year.

The meeting adjourned at 8:10pm. **Next meeting will be at the Kennewick Library at 6:00 on Tuesday night, March 4, 2019.**

Respectfully Submitted, Brenda Schuhmacher, Secretary.