



Shadow Run at Canyon Lakes HOA

Board of Directors Meeting Minutes for September 9, 2019
Mid-Columbia Library, - Union Street - Kennewick

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

Absent: Carmen Pianowski

Call to order: The meeting was called to order by Howard at 6:03pm.

Secretary's Report:

- Brenda handed out minutes for July as there was no August meeting. Ben made the motion to accept the minutes and Howard seconded. Motion carried.

Treasurers /Financial Reports:

- Financial reports were reported by Marie Swita. She reviewed the *Profit and Loss Budget vs Actual, Balance Sheet, Check Detail and Delinquent Homeowner Summary*.
- Marie updated the board on the status of violations and delinquencies. Demand letters were sent to homeowners to satisfy their account with the Association or law suits would be filed against the property. Mark made the motion to file personal lawsuits against 4 properties owing \$1,000 or more in arrears. Howard seconded and the motion carried.
- Currently there is \$13,058.16 owed to the residents of Shadow Run HOA due to delinquent homeowners.
- Anita Chung has agreed to be the 2nd signer for the association checking account. Mark made the motion to include Anita on the account and Ben seconded. The motion carried unanimously. Anita will meet with Marie and Brenda to take care of that in the next month or so.
- Marie and Ben will not be attending the CAI conference/classes in Seattle this year.

Landscaping and Community Enhancement Committee:

- Ben will be checking the catalogs for the cost of replacing the package mail box run over and bent backwards on Dennis Street.
- Board members are encouraged to drive around and look for homes and/or fences in need of painting. A letter will be written to those homeowners asking them to consider painting their home/fences in the spring of 2020.

Old Business:

- Brenda reported that vegetation is making its way through the fence on Ely once again. It is also coming through the fence where the retention pond sits within Villas Verde. Letters will be written regarding those addresses.

New Business:

- Marie will be looking into a more user-friendly smart phone to take the various calls made to the HOA.

Adjourn: The meeting adjourned at 7:08 pm.

Next meeting: October 7, 2019, at the library at 6pm.

Respectfully submitted:

Brenda Schuhmacher