



Shadow Run at Canyon Lakes HOA

Annual Homeowners Association Meeting
January 26, 2021 – 6:30pm
Zoom meeting

Mark called the meeting to order at 6:35pm.

Lura Ackerman was the only home owner present besides Board members.

Introduction: President Mark Pianowski welcomed everyone and introduced the 2020 board members. Mark talked shortly about the duties of board members, and a short recap of 2020.

Treasurers Report:

- Marie talked about the financials for 2020 and the new budget for 2021. Anita made a motion to accept the budget for 2021 and it was passed unanimously. With the record low interest rates, Marie also had a busy year with refinancing paperwork requests from owners and title companies.
- The Reserve Fund Report was explained along with recent Reserve Association updated report for our subdivision. She also explained the role the Fund plays in the financial stability of our subdivision. She then fielded two questions regarding the Reserve Fund.
- Marie, being the HOA attorney liaison reiterated the importance of our HOA attorney, and the work it has taken to recover money from liens, overdue assessments, fines and fees for 2020 from delinquent homeowners.

Committees:

- Talk to form a committee to go over old and outdated CC&R's, ACC and By-laws was discussed. There were no homeowners to serve on that committee so a goal for the board will be to start that project in 2021. Marie fields frequent questions regarding some of the outdated CC&R's and By-Laws from Real Estate agents, potential buyers and other community members.
- Mention was made again about relandscaping the South end and Ben contacting Jesse's to start that project along with a solar light at the main park mailboxes off 33rd Ave. These projects have been delayed over a year due to COVID interruptions.

Election of Officers will be held at the February meeting.

The meeting adjourned at 7:04 pm. **Next meeting will be held via Zoom on Monday night February 8th at 6:30 pm.**

Respectfully Submitted,
Brenda Schuhmacher, Secretary.