



Shadow Run at Canyon Lakes HOA

Board Meeting, Kennewick Library January 31, 2023

President Einar Offerdahl called the meeting to order at 6:34pm.

There were 8 residents in attendance. Brock Alexander, Jenna Kochenauer, Shannon Turping, Tiffany Nelson, Morgan Grosman, Tracy Engel, Robert Hooper and Angela Hooper.

Board members present were: Einar Offerdahl, Dirk Weiler, Spencer Ward, Stephanie Dunn, and newly appointed Richard Cox. Also Brenda Schuhmacher, Secretary, and Treasurer/Property Manager Marie Swita.

2023 Shadow Run Board of Directors:

- President: Einar Offerdahl.
- Vice President: Dirk Weiler
- Stephanie Dunn
- Richard Cox
- Spencer Ward
- *Bill Engel – Treasurer
- *Brenda Schuhmacher – Secretary

* Denotes a non-voting position.

Board Actions:

- Einar introduced Richard Cox who was appointed to serve and complete Josh Mear's one year term.
- Tracy Engle reported that Bill Engel has volunteered to be Treasurer on a temporary basis, while the Board searches for a replacement

Secretary report: The minutes had been distributed via email. With no questions or corrections, Dirk made a motion to accept the minutes and the motion carried unanimously.

Treasurers Report:

- Marie gave her last reports as Treasurer/Property Manager. Reports were made for the *Checking and Savings balances, Profit and Loss Operating Statement, Profit and Loss Actual, Check Detail* for the month, and the *Delinquent Homeowner Summary*.
- Currently the HOA is in arrears \$19,348.89 due to delinquent homeowners.
- Late notices for Assessments need to be sent out by the 6th.
- Currently there are 8 liens filed with the Attorney.
- 2022 taxes need to be done before April 15th. Get bids
- 2022 audit needs to be performed before the end of the year. Use the same company or get bids.

New Business:

- The Audit report was emailed to Board members, it was discussed and approved. This is an expenditure
- New Committees were discussed. Deliberation ensued between board members and the 8 residents who showed up for the meeting about the need and importance of more community involvement on those committees. Chairpersons will reach out to others interested in these positions.
- The committees and chairpersons are as follows:
 1. Activities ~ Andrea Hooper
 2. ACC ~ Heather Jennings
 3. Welcome ~ Tracy Engel
 4. Landscaping ~ TBD

5. Rules and Regulations, By-laws and CC&R's will be headed up by Robert Hooper and the Board of Directors.
6. Communications ~ Brock Alexander, Jenna Kochenauer, Kim Cox.
This is a new committee and volunteers will take care of
 - 1) Facebook,
 - 2) website hosting,
 - 3) investigating paying online,
 - 4) polling of residents through surveys
 - 5) Brock will be compiling an organizational chart
 - 6) Checking on Zoom costs for a non-profit of 100 or more.

There were lots of creative ideas for these various committees and those present were looking forward to more volunteers to sign up.

The meeting adjourned at 7:55p.m.

Next meeting will be held **February 23rd at 6:30p.m.** Location TBD. It was discussed to have a hybrid meeting including in-person and Zoom or another platform for more residents to attend.