



## **Board of Directors Regular Meeting Minutes**

**Date:** June 18, 2026

**Time:** 6:30 PM

**Location:** Zoom

### **CALL TO ORDER**

The meeting was called to order at 6:30 PM. A quorum of the Board was present. **HOMEOWNER FORUM**

Homeowners were provided an opportunity to address the Board.

### **CONSENT AGENDA**

No additional consent agenda items were presented.

### **SECRETARY'S REPORT**

The Board reviewed the May 28, 2026 meeting minutes.

**Motion: The May 28, 2026 meeting minutes were approved.**

### **TREASURER'S REPORT**

The Board reviewed the Association's current financial report, including operating and reserve account balances.

Discussion was held regarding maintaining adequate reserve funding for upcoming Association expenses and future projects.

**Motion: The financial report was approved.**

### **OLD BUSINESS**

#### **Entrance on Ely**

The Board discussed the recently completed cleanup and landscaping improvements at the Ely entrance. The Board was pleased with the improvements and agreed to allow the new landscaping time to mature before considering additional feature stones, engraving, or other improvements.

#### **Legal Representation**

The Board discussed the Association's current legal representation and the handling of liens and foreclosure matters.

Management advised that legal counsel can assist with lien releases and recommended utilizing the Association's legal counsel for lien-related matters while continuing to use the existing foreclosure firm for active foreclosure matters when appropriate.

#### **Abandoned Vehicles**

The Board received an update regarding previously reported abandoned vehicles. No activity had been observed on the vehicles that had been marked.

The Board will continue to monitor the situation and follow up with the appropriate authorities if

necessary. Management will send a list of vehicles to Chuck for review.

### **Perimeter Fence**

The Board reviewed and discussed proposals for the perimeter fence, including full block wall replacement and repair/painting of the existing wood fence.

The Board discussed the significant cost of replacing the fence with a block wall compared with repairing and painting the existing fence. The repair option would allow the Association additional time to build reserves toward a future permanent replacement.

Discussion was also held regarding the possibility of perimeter homeowners voluntarily contributing additional funds toward a future block wall project.

The Board agreed that homeowner feedback should be gathered before making a final decision. Management will prepare a homeowner survey regarding:

- Preference between repairing/painting the existing fence or pursuing a future block wall.
- Willingness to contribute additional funds toward a block wall project.
- General homeowner feedback regarding the long-term perimeter fence plan.

Board members will submit suggested survey questions to Management within two

weeks. **NEW BUSINESS**

### **Compliance Reports**

The Board reviewed recent compliance activity and discussed homeowner responses to violation notices.

The Board agreed that routine, clearly identifiable violations, including items such as garbage cans, yard maintenance, and weeds, may be handled by Management as part of the regular compliance process.

More subjective or unusual compliance matters will be provided to the Board for review before notices are issued.

Management will provide the Board with a list of routine compliance items that may be handled without prior Board review and a separate list of matters requiring Board approval.

Management will also draft a general email to homeowners explaining the Association's compliance process and provide applicable governing documents for homeowner reference.

Compliance reports will continue to be uploaded to the Board portal following community inspections. **Irrigation/Sprinkler Concerns**

The Board discussed concerns regarding park sprinklers affecting neighboring properties and fencing. Dirk will follow up with Heritage regarding the sprinkler concerns and possible adjustments.

### **Drought-Friendly Landscaping**

The Board discussed the possibility of allowing additional drought-friendly and water-wise landscaping options within the community.

Chuck will contact KID regarding resources or information that may be useful for a future Board discussion. Any changes to the Association's existing landscaping requirements will require additional review. **CC&R Review**

The Board discussed the age of the Association's current CC&Rs and the possibility of updating certain provisions.

Management will provide the Board with examples of CC&Rs from newer associations for review and

comparison. The Board will continue discussing potential updates at a future meeting.

### **COLLECTIONS & FORECLOSURE**

The Board reviewed current delinquent accounts and collection matters.

Management confirmed that existing liens are currently in place where applicable and discussed continuing foreclosure proceedings on applicable accounts.

A \$500 monthly payment arrangement was also confirmed for one delinquent account.

Management will continue sending monthly delinquency notices using the updated notice template.

Accounts requiring an Intent to Lien or additional collection action will be brought to the Board for approval as necessary.

### **BOARD ACTIONS / FOLLOW-UP ITEMS**

#### **Management will:**

- Draft the perimeter fence homeowner survey and circulate it to the Board for review. •
- Draft a homeowner communication explaining the compliance process.
- Provide the Board with a list of routine versus Board-review compliance matters. •
- Continue uploading compliance reports to the Board portal.
- Confirm the status of applicable foreclosure matters.
- Continue monthly delinquency notices.
- Provide examples of newer Association CC&Rs for Board review.
- Begin preparing the upcoming annual budget with Shade.

#### **Dirk will:**

- Resend applicable fence proposals to Management.
- Follow up with Heritage regarding sprinkler concerns.

#### **Chuck will:**

- Contact KID regarding drought-friendly landscaping information.

All Board members will provide Management with proposed questions for the fence survey and gather feedback from homeowners regarding the perimeter fence options.

### **NEXT REGULAR MEETING**

The next regular Board meeting is scheduled for August 13, 2026 at 6:30 PM via

#### **Zoom. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:09 PM.

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# SHADOW RUN HOMEOWNERS' ASSOCIATION

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## Monthly Report June 2026

Prepared By: Shade Orr  
July 16, 2026



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**Reserve Fund: Reconciled 07/16/2026**  
GL 1171: \$138,532.84

**Reserve Fund Expense:**  
**Deposits:** \$2,778.46      **Expenditures:** \$0.00

**Operating Fund:**  
The ending balance in the Operating Trust account was \$42,339.91; see the Balance Sheet. There was \$15,712.77 in prepaid funds on hand, see account 2300 on the General Ledger, leaving \$26,627.14 in available operating funds. The ending balance in the Operating Debit Card account was \$127.33.

**Homeowner Balance:**  
Totalled \$23,331.52      Late Fees/Interest Applied: \$172.80

**Operating Expenses:**  
Operating expenses totaled \$10,776.42; see Income Statement.  
*Check Register Report included for detail breakout.*

**Aged Payables:**  
Totalled: \$0.00    See Aged Payable Report for further detail.

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