

Shadow Run Monthly Meeting – April 22, 2024

Meeting called to order at 6:30pm By Einar

In attendance; **Einar, Dirk, Robert**, Morgan, Brenda, Heidi W, Emily B, **Angie**, Marie S, Shannon, **Stephanie (late)**

Agenda approved, Minutes approved,

Send out additional collections notice P&M advised on.

Financials presented by Einar and Morgan

1. Discussion on unapplied cash payments, brought up by Marie.

Old Business;

*Tree replacement discussed and a motion was presented by Einar to approve Heritage Landscaping for the bid to replace the dead trees. Vote unanimous 4-0, one board member absent. Dirk will communicate the award to Heritage and send the deposit amount to Treasurer.

*Einar reported the 2023 Taxes have been completed, 2023 Audit is in process.

*Property Management 2025 – Presentation of topic to discuss. Feedback suggests inviting members to join a discussion panel to investigate the need and feasibility. Adding a mailer to accompany the 2nd have invoices was suggested.

*Reserve Study – Discussed staying with the off-site study this year and budget for the on-site study next year. Motion made by Einar and seconded by Dirk to follow this plan. Motion carried 5-0. Make reminder to budget.

*Adding Shannon and removing Bill from Bank account. Planning to address in two weeks.

*Update on property tax and KID bill. KID paid. Tax check pending.

*36th Entrance repairs pending. Will follow up with Heritage to assess repairs.

New Business;

*Review HOA Committee Review – Discussed paint and colors. Discussed allowed amount of time to respond. Discussed re-instating ACC committee. No other committee reports.

*Fence maintenance – discussed very limited detail on color. No set absolutes on enforcing other than disrepair.

*KID Water schedule – Voluntary – If water restrictions are implemented. There will be tolerance on yard condition. However, there will be an expectation all yards be kept according to ACC guidelines. Discussion on hoses and municipal water systems being used for irrigation.

*Complaints on Trash Can. Issue resolved.

*Discussion on ACC mass resignations – Discussed issues. Heidi expressed being offended by Heather’s attendance after openly saying she did not want to be on the committee and being Absent for 7months. Then showing up and running everyone off the committee. Heidi asked if the committee can be brought back with the members that were there before she attended recently that resulted in the mass resignation. She stated that she felt bullied by Heather if there was not an agreement. Further discussion on re-instating previous members or open to new volunteers. Discussed detailing rules for meetings and attendance and if rules are violated, it is addressed immediately. Einar and Robert to meet and review charter for the ACC committee. Have signed by each member of the committee and enforce those rules. Dirk will communicate to the communications committee to post for volunteers for the ACC committee.

*Repainting discussion – Owner wishing to submit an appeal of the letter requesting to repaint. Will follow up with owner.

ACC approval for pre-approved paint colors. Verified that applications are required even if using pre-approved colors

Community Yard Sale – Discussed activities committee volunteers. Heidi expressed interest. Tiffany Nelson is stated to be interested but unverified. Discussed the possible timeline for the sale as the middle of May. Discussing signs. May 18th was selected as the event day.

*Einar motioned to ratify the boards previous decision to disband the ACC committee due to lack of minimum membership and bring the ACC approvals to the board of directors. Robert seconded the motion. Motion approved 5-0.

*Marie inquired about the utility vault that the Benton PUD sent notice that we need to move the HOA owned fence from transversing across the vault. The easement was verified. We are discussing the expense of moving the fence. Will follow up with the PUD to get the needed additional easements for required work clearance for our fence to be placed legally on the homeowner’s property.

Next Meeting May 30th at 6:30pm

Einar called for conclusion of the meeting at 9:45pm

Minutes Submitted by Dirk Weiler, Vice President



**Board of Director's Regular Meeting Agenda
6:30 PM on April 22nd, 2024 - WebEx**

Meeting link:

<https://shadowrunatcanyonlakeshoa-850.my.webex.com/shadowrunatcanyonlakeshoa-850.my/j.php?MTID=mf3f0157675edc35df5dbce0af79d2463>

Monday, April 22, 2024 6:30 PM | 3 hours | (UTC-07:00) Pacific Time (US & Canada)

Meeting number: 2632 709 9469

Password: stBPMtCX488 (78276829 from phones and video systems)

Join by video system

Dial 26327099469@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-650-479-3208 United States Toll

Access code: 263 270 99469

Call to order:

Guest(s):

Absent:

Call for Ad-Hoc Agenda Items (Will be added to the end of the planned Agenda)

Secretary's report:

- Approval of regular meeting minutes on these dates: 3/18.

Treasurer's report:

- Financial reports
- Liens/delinquencies
- Demand letter update

Old Business:

- On-line payments - still interest
- Request for more lighting at mailboxes - Einar getting quotes for labor
- Dead trees replanting update - Dirk getting quotes (Spring)- discuss and vote. Musser and Heritage
- 2023 Taxes and Audit Update
- Property Management 2025
- Reserve Study Update
- Adding Shannon and Removing Bill to Bank Account
- Property Tax and KID Bill
- Solar Lights need repaired at 36th Ave entrance

New Business:

- Review HOA committees, committee members, meetings and committee reports.
- Several fences look bad and need to enforce. Community Enhancement will work on.

- Volunteer KID water schedule to limit water, could turn into a requirement. Discuss board stance on yards that may start looking bad by summer.
- Complaint all parks trashes are full
- Discussion regarding sudden mass resignations of ACC committee members
- Repainting discussion- 3203 S Conway Dr
- Open ACC Application(s)
- ACC application is needed even if colors are on the pre-approved list
- Neighborhood Yard Sale

Close Session if needed

Motion for Executive Session, Pursuant to RCW 64.38.035. "I move that the Board enters a closed session to discuss the following item or items...":

- Liens and Delinquencies and Legal Correspondence if needed

Re-Open Session

Board Actions:

-

Ad-Hoc Agenda Items:

Adjourn Meeting:

Next Regular Meeting: Will be held May 20, 2024 at ___ 6:30PM _____ on WebEx

Shadow Run Delinquent Homeowner List_x000D_April 2024_x000D__x000D_

Homeowner	Amount
1	\$414.43
2	\$225.00
3	\$223.15
4	\$10.02
5	\$2,654.04
6	\$1,607.34
7	\$410.78
8	\$2,184.64
9	\$44.63
10	\$1,382.97
11	\$397.84
12	\$269.63
13	\$223.15
14	\$2,288.42
15	\$212.54
16	\$104.29
17	\$26.01
18	\$1,710.41
19	\$598.55
20	\$177.65
21	\$3.63
22	\$400.05
23	\$8.21
24	\$223.14
25	\$1,881.88
26	\$410.78
Total	\$18,093.18

Shadow Run at Canyon Lakes HOA

Budget vs. Actuals: FY_2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Fines	100.00	0.00	100.00	
Interest	132.35	0.00	132.35	
LATE CHARGES	568.75	0.00	568.75	
Lien Expense Reimbursement		0.00	0.00	
Membership Assessments	32,964.11	68,950.00	-35,985.89	47.81 %
Transfer Fees	50.00	0.00	50.00	
Unapplied Cash Payment Income	1,093.94		1,093.94	
Total Income	\$34,909.15	\$68,950.00	\$ -34,040.85	50.63 %
GROSS PROFIT	\$34,909.15	\$68,950.00	\$ -34,040.85	50.63 %
Expenses				
Bank Charges	9.00	0.00	9.00	
Bookkeeping Software	48.92	300.00	-251.08	16.31 %
Committee Expenses		250.00	-250.00	
Activities Comm.		0.00	0.00	
Total Committee Expenses		250.00	-250.00	
Common Area Improvements		1,250.00	-1,250.00	
Continuing Education		250.00	-250.00	
CPA Audit		2,500.00	-2,500.00	
Electricity	79.95	600.00	-520.05	13.33 %
Insurance		4,000.00	-4,000.00	
Landscaping Maint. & Repair	6,782.02	33,000.00	-26,217.98	20.55 %
Legal Fees				
Association Incurred		2,000.00	-2,000.00	
Homeowner Incurred		0.00	0.00	
Total Legal Fees		2,000.00	-2,000.00	
Licenses		40.00	-40.00	
Meeting Expenses(Annual Mtg)	39.05	350.00	-310.95	11.16 %
Memberships		325.00	-325.00	
NSF Check		0.00	0.00	
Office Supplies		400.00	-400.00	
PO Box Rent	248.00	232.00	16.00	106.90 %
Postage	50.80	300.00	-249.20	16.93 %
Property Management		0.00	0.00	
Property Taxes	198.49	300.00	-101.51	66.16 %
Reconciliation Discrepancies		0.00	0.00	
Repairs				
Fence Repair		0.00	0.00	
Total Repairs		0.00	0.00	
Reserve Account		16,723.00	-16,723.00	
RESERVE STUDY		800.00	-800.00	
Tax Preparation		300.00	-300.00	

Shadow Run at Canyon Lakes HOA

Budget vs. Actuals: FY_2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Telephone Expense	50.00	330.00	-280.00	15.15 %
Unapplied Cash Bill Payment Expense	2,233.39		2,233.39	
Water (KID)	3,966.54	4,000.00	-33.46	99.16 %
Website Main.		700.00	-700.00	
Total Expenses	\$13,706.16	\$68,950.00	\$ -55,243.84	19.88 %
NET OPERATING INCOME	\$21,202.99	\$0.00	\$21,202.99	0.00%
Other Income				
Bank Interest	35.47	0.00	35.47	
Total Other Income	\$35.47	\$0.00	\$35.47	0.00%
NET OTHER INCOME	\$35.47	\$0.00	\$35.47	0.00%
NET INCOME	\$21,238.46	\$0.00	\$21,238.46	0.00%