



Board of Director's Regular Meeting Minutes
6:30 PM Aug 19th, 2025 – WebEx

Call to order: Einar called to order at 6:30pm

Guest(s): Marie

Present: Einar, Dirk, Angie, Quorum achieved

Absent:

Secretary's report:

- Approve July Minutes -*Einar read through minutes - He motioned we approve minutes. 3 for, zero against.*

Treasurer's report:

- o Financial Reports - *Shannon absent - Einar reviewed - First complete financial report now that all accounts have been transferred over to management company.*
- o Board will work with HOA management company on the format to ensure the release of information is compliant with privacy laws and to protect HOA sensitive information - *Einar still to follow up for privacy compliance on reports.*
- o Audit - *In progress*
- o Reserve Study - starts this week, need to review and respond to information request from reserve study company - *process has begun.*
- o Insurance Update - *AmFam was renewed for another year*
- o Bank Account Update - *HAPO account was closed and all monies were wire transferred to Alliance in Arizona and are reflected in the attached financial statements - Completed*
- o *Question from Marie on lockbox terminology*

Old Business:

- **Open board position, also need a secretary and treasurer - *No volunteers***
- Violations:
 - o The one-year on house paint has passed, houses that haven't painted will need the process escalated to the next step. Have fines gone out for those homes not painted? (Deadline in the letters was 7/31 to submit ACC and paint chips) - *recap on recent letters sent, follow up for paint requirements. A few new ones to send.*
 - o 36th Fence is still unpainted and needs letter
 - o 2509 W 35th Ave - backyard weeds so bad they can be seen from the street
 - o Approximately 40 violation notices sent in July, mostly fence paint and landscaping/lawn maintenance
 - o *Discussed multiple new and repeating issues/violations*

New Business:

- Annual Insurance Renewals - *Done*
- Need slight ACC update, color palette, and re-vote: "Fences are "structures" under Declaration Subsection 5.1.1, so the rule would apply to fences. If the board wants different colors for different types of structures on the lots, that should be clarified in the color palette that's attached to the rule. A new board vote would be required to make any changes to the color palette that was approved last night."
 - o Motion and vote to adopt new ACC rule, attached. -*reviewed ACC update on house and fence colors and the declaration of color pallet for house with additional verbage on fences - Einar*

motioned to vote on approving declaration and Dirk seconded the motion. Call for discussion and then voted, motion carries with a 3-0 vote.

- Landscaping
 - Sprinklers damaging Ely and 36th fenceline and leaking into homeowner yards. *-reported to Heritage to address - no confirmation on resolution.*
- Complaint of dying tree near 36th entrance at 3478 W 35th Ave *-in process*
- Villas Verde still complaining of sprinkler problems - *No update on resolution*
- Marie brought up tree trimming - *will follow up with Heritage*
- New email in reporting some issues with overgrown and poor landscape maintenance that is affecting the shared fence and weed control. *Will submit violations as per regulations but not much else we can do. Also not within our purview.*
- Brief discussion on feral cats. *Not within our purview.*

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...”:

-

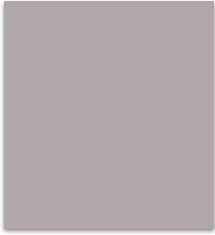
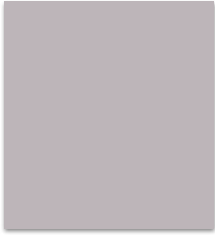
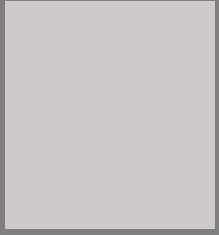
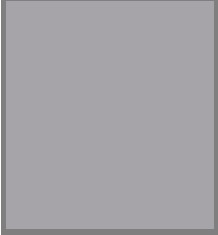
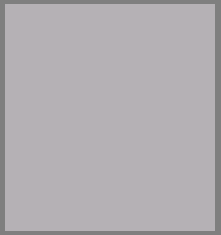
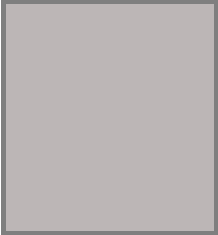
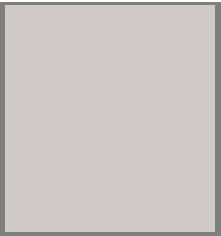
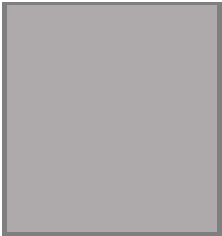
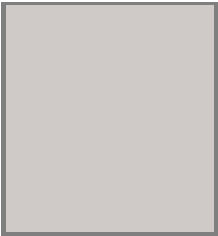
Board Actions:

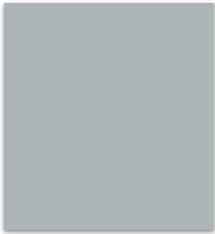
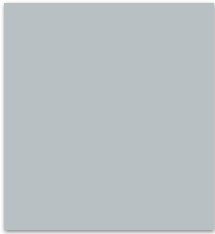
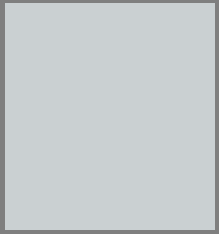
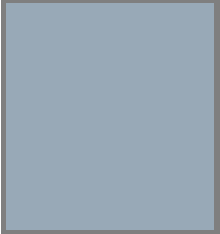
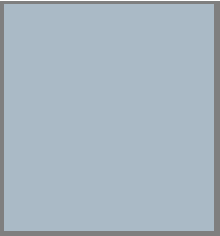
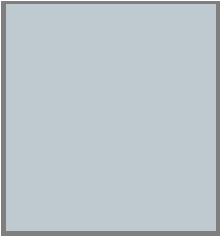
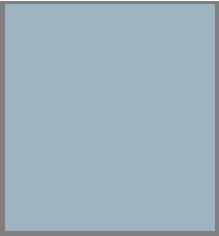
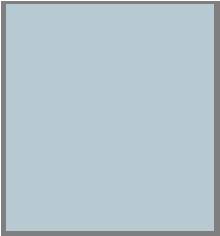
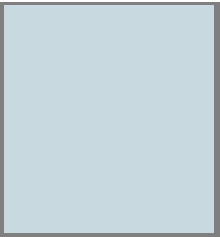
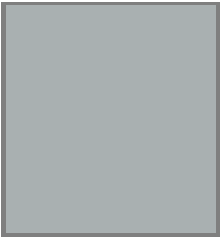
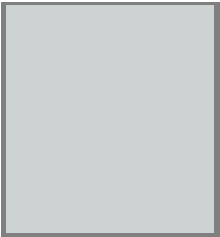
-

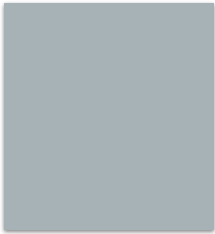
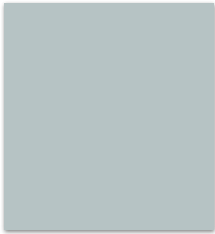
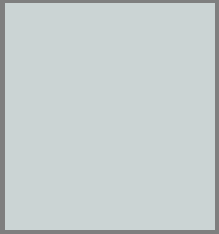
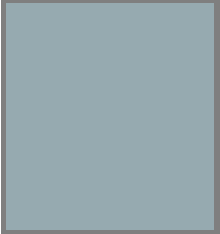
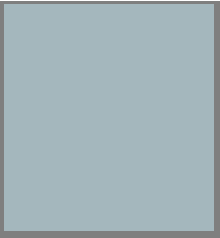
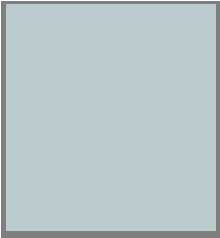
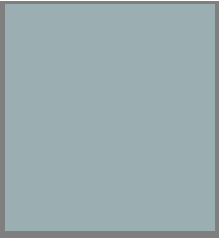
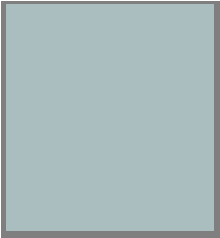
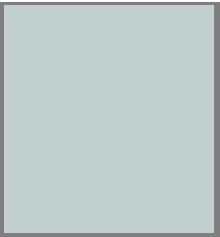
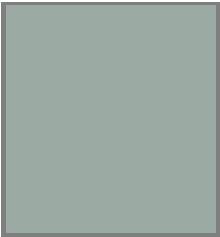
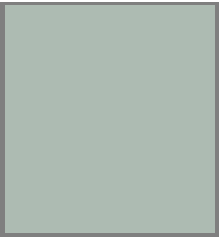
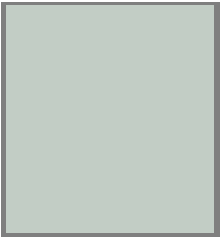
Ad-Hoc Agenda Items:

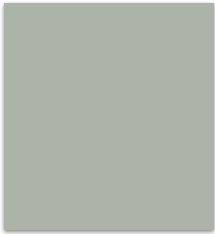
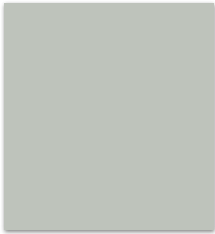
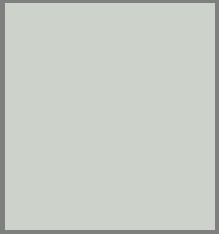
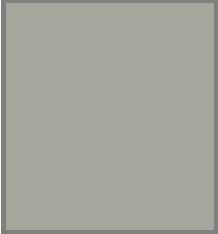
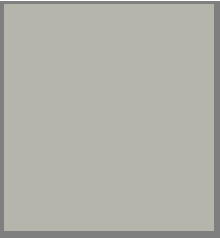
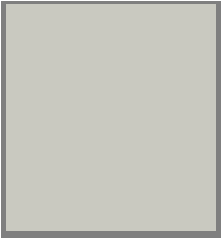
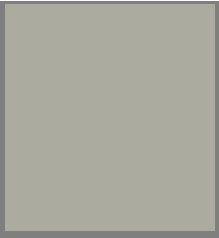
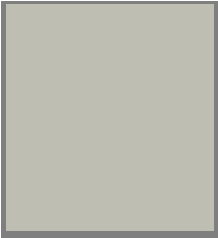
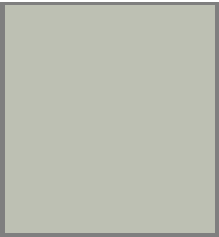
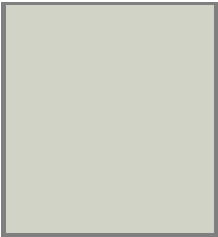
Adjourn Meeting: *Einar closed meeting at 7:16pm*

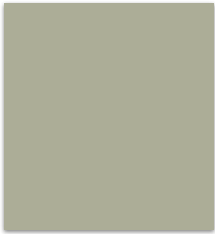
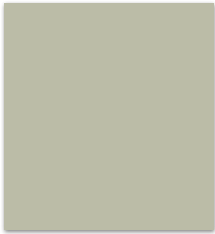
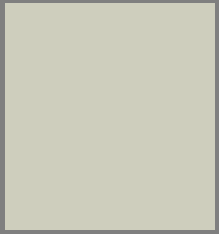
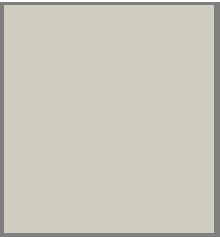
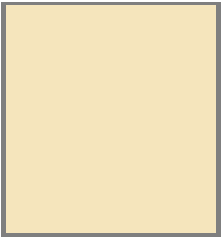
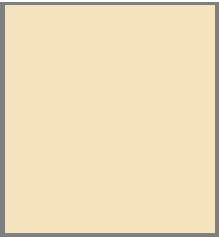
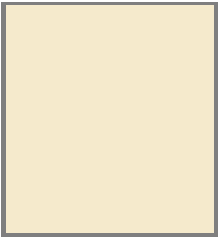
Next Regular Meeting: Will be held **Sept 23rd**, 2025 at ___6:30PM___ on WebEx

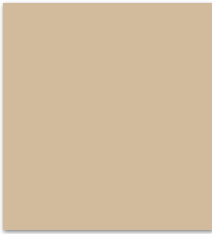
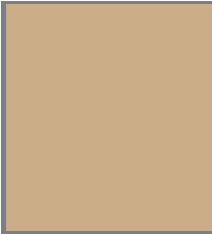
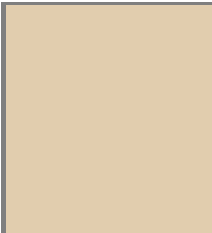
 SW 6269 Beguiling Mauve Interior/Exterior	 SW 6268 Veiled Violet Interior/Exterior	 SW 6267 Sensitive Tint Interior/Exterior	 SW 6262 Mysterious Mauve Interior/Exterior
 SW 6261 Swanky Gray Interior/Exterior	 SW 6260 Unique Gray Interior/Exterior	 SW 7080 Quest Gray Interior/Exterior	 SW 7079 Ponder Interior/Exterior
 SW 7078 Minute Mauve Interior/Exterior	 SW 6276 Mystical Shade Interior/Exterior	 SW 6275 Fashionable Gray Interior/Exterior	 SW 6274 Destiny Interior/Exterior

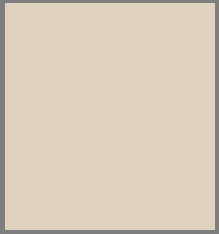
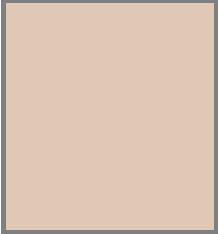
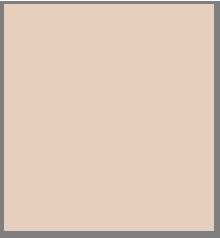
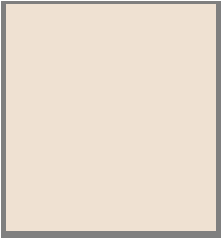
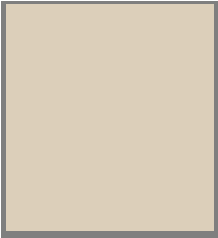
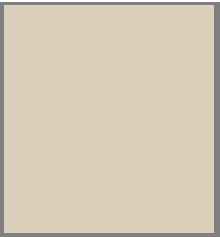
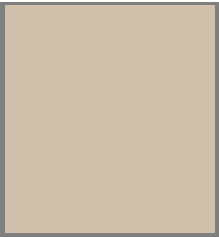
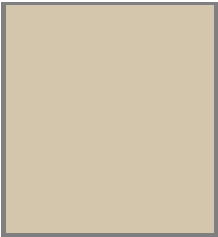
 SW 6248 Jubilee Interior/Exterior	 SW 6247 Krypton Interior/Exterior	 SW 6246 North Star Interior/Exterior	 SW 6241 Aleutian Interior/Exterior
 SW 6240 Windy Blue Interior/Exterior	 SW 6239 Upward Interior/Exterior	 SW 9146 Faded Flaxflower Interior/Exterior	 SW 9145 Sleepy Hollow Interior/Exterior
 SW 9144 Moonmist Interior/Exterior	 SW 6234 Uncertain Gray Interior/Exterior	 SW 6233 Samovar Silver Interior/Exterior	 SW 6232 Misty Interior/Exterior

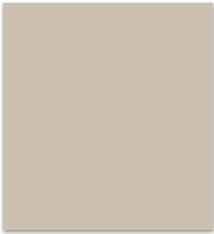
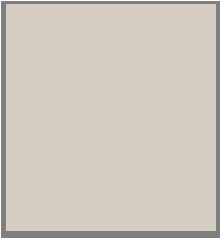
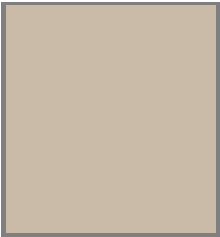
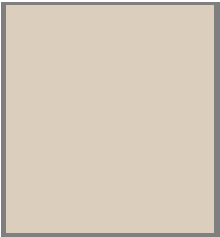
 SW 9138 Stardew Interior/Exterior	 SW 9137 Niebla Azul Interior/Exterior	 SW 9136 Lullaby Interior/Exterior	 SW 6227 Meditative Interior/Exterior
 SW 6226 Languid Blue Interior/Exterior	 SW 6225 Sleepy Blue Interior/Exterior	 SW 6220 Interesting Aqua Interior/Exterior	 SW 6219 Rain Interior/Exterior
 SW 6218 Tradewind Interior/Exterior	 SW 6213 Halcyon Green Interior/Exterior	 SW 6212 Quietude Interior/Exterior	 SW 6211 Rainwashed Interior/Exterior

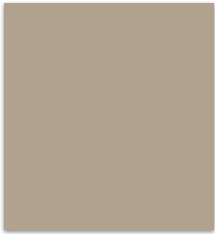
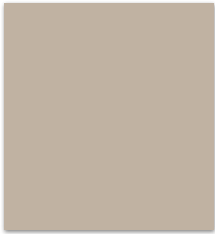
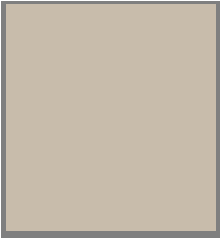
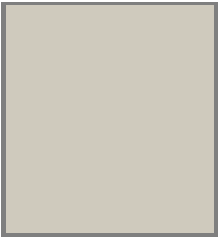
 SW 6206 Oyster Bay Interior/Exterior	 SW 6205 Comfort Gray Interior/Exterior	 SW 6204 Sea Salt Interior/Exterior	 SW 6199 Rare Gray Interior/Exterior
 SW 6198 Sensible Hue Interior/Exterior	 SW 6197 Aloof Gray Interior/Exterior	 SW 6185 Escape Gray Interior/Exterior	 SW 6184 Austere Gray Interior/Exterior
 SW 6183 Conservative Gray Interior/Exterior	 SW 6192 Coastal Plain Interior/Exterior	 SW 6191 Contented Interior/Exterior	 SW 6190 Filmy Green Interior/Exterior

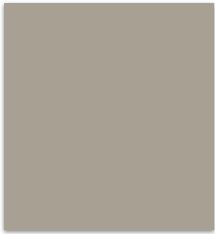
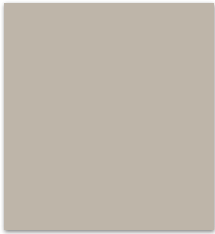
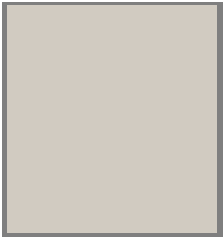
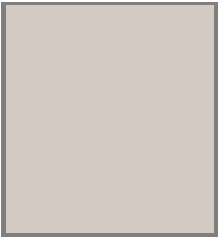
 SW 6178 Clary Sage Interior/Exterior	 SW 6177 Softened Green Interior/Exterior	 SW 6176 Liveable Green Interior/Exterior	 SW 6164 Svelte Sage Interior/Exterior
 SW 6163 Grassland Interior/Exterior	 SW 6162 Ancient Marble Interior/Exterior	 SW 6171 Chatroom Interior/Exterior	 SW 6170 Techno Gray Interior/Exterior
 SW 6169 Sedate Gray Interior/Exterior	 SW 6686 Lemon Chiffon Interior	 SW 6679 Full Moon Interior	 SW 7561 Lemon Meringue Interior

 SW 7536 Bittersweet Stem Interior/Exterior	 SW 7689 Row House Tan Interior/Exterior	 SW 7723 Colony Buff Interior/Exterior	 SW 6115 Totally Tan Interior/Exterior
 SW 6114 Bagel Interior/Exterior	 SW 6113 Interactive Cream Interior/Exterior	 SW 7720 Deer Valley Interior/Exterior	 SW 7694 Dromedary Camel Interior
 SW 7717 Ligonier Tan Interior/Exterior	 SW 7704 Tower Tan Interior/Exterior	 SW 7716 Croissant Interior	 SW 7688 Sundew Interior

 SW 7518 Beach House Interior/Exterior	 SW 7719 Fresco Cream Interior/Exterior	 SW 7526 Maison Blanche Interior/Exterior	 SW 7712 Townhouse Tan Interior/Exterior
 SW 7711 Pueblo Interior/Exterior	 SW 6343 Alluring White Interior/Exterior	 SW 7542 Naturel Interior/Exterior	 SW 7569 Stucco Interior/Exterior
 SW 7565 Oyster Bar Interior/Exterior	 SW 7532 Urban Putty Interior/Exterior	 SW 7527 Nantucket Dune Interior/Exterior	 SW 7529 Sand Beach Interior/Exterior

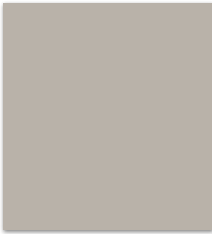
 SW 7548 Portico Interior/Exterior	 SW 7547 Sandbar Interior/Exterior	 SW 7567 Natural Tan Interior/Exterior	 SW 1015 Skyline Steel Interior/Exterior
 SW 7641 Colonnade Gray Interior/Exterior	 SW 7632 Modern Gray Interior/Exterior	 SW 7668 March Wind Interior/Exterior	 SW 7672 Knitting Needles Interior/Exterior
 SW 7667 Zircon Interior/Exterior	 SW 7524 Dhurrie Beige Interior	 SW 7511 Bungalow Beige Interior/Exterior	 SW 7517 Rivers Edge Interior/Exterior

 SW 7038 Tony Taupe Interior/Exterior	 SW 7037 Balanced Beige Interior/Exterior	 SW 7036 Accessible Beige Interior/Exterior	 SW 7507 Stone Lion Interior/Exterior
 SW 7506 Loggia Interior/Exterior	 SW 9173 Shiitake Interior/Exterior	 SW 7644 Gateway Gray Interior/Exterior	 SW 7638 Jogging Path Interior/Exterior
 SW 7541 Grecian Ivory Interior/Exterior	 SW 7052 Gray Area Interior/Exterior	 SW 7051 Analytical Gray Interior/Exterior	 SW 7050 Useful Gray Interior/Exterior

 SW 7045 Intellectual Gray Interior/Exterior	 SW 7044 Amazing Gray Interior/Exterior	 SW 7043 Worldly Gray Interior/Exterior	 SW 7017 Dorian Gray Interior/Exterior
 SW 7016 Mindful Gray Interior/Exterior	 SW 7015 Repose Gray Interior/Exterior	 SW 7031 Mega Greige Interior/Exterior	 SW 7030 Anew Gray Interior/Exterior
 SW 7029 Agreeable Gray Interior/Exterior	 SW 6073 Perfect Greige Interior/Exterior	 SW 6072 Versatile Gray Interior/Exterior	 SW 6071 Popular Gray Interior/Exterior



SW 7024
Functional Gray
Interior/Exterior



SW 7023
Requisite Gray
Interior/Exterior



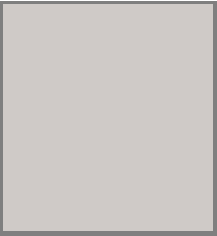
SW 7022
Alpaca
Interior/Exterior



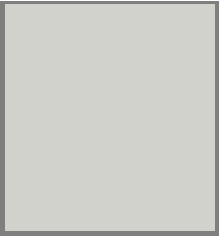
SW 6003
Proper Gray
Interior/Exterior



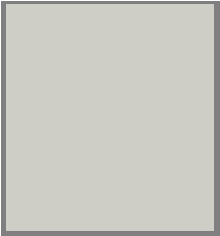
SW 6002
Essential Gray
Interior/Exterior



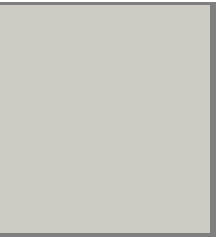
SW 6001
Grayish
Interior/Exterior



SW 7653
Silverpointe
Interior/Exterior



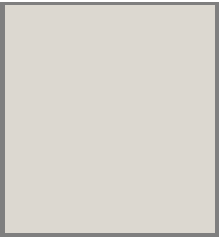
SW 7654
Lattice
Interior/Exterior



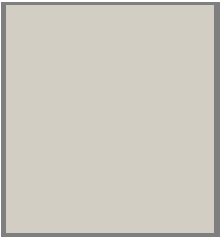
SW 7651
Front Porch
Interior/Exterior



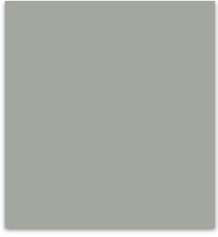
SW 7658
Gray Clouds
Interior/Exterior



SW 9166
Drift of Mist
Interior/Exterior



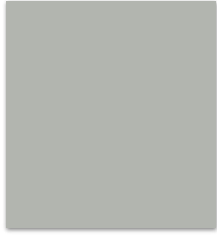
SW 9165
Gossamer Veil
Interior/Exterior



SW 7059

Unusual Gray

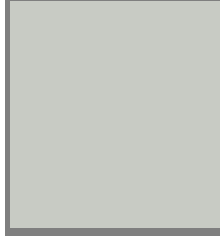
Interior/Exterior



SW 7058

Magnetic Gray

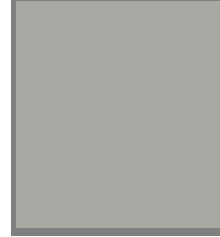
Interior/Exterior



SW 7057

Silver Strand

Interior/Exterior



SW 7066

Gray Matters

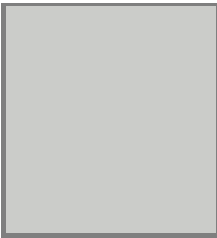
Interior/Exterior



SW 7065

Argos

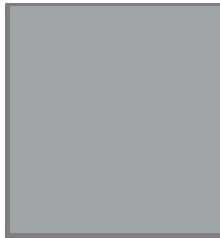
Interior/Exterior



SW 7064

Passive

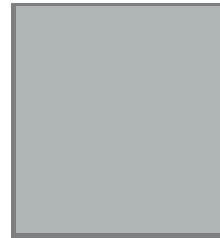
Interior/Exterior



SW 7073

Network Gray

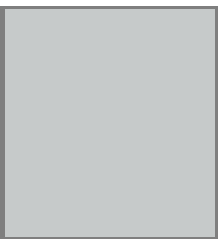
Interior/Exterior



SW 7072

Online

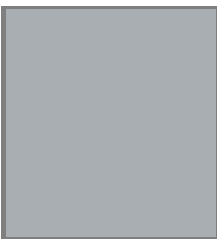
Interior/Exterior



SW 7071

Gray Screen

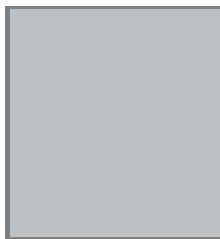
Interior/Exterior



SW 6255

Morning Fog

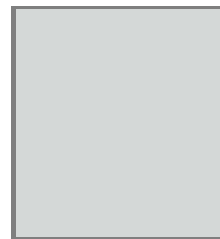
Interior/Exterior



SW 6254

Lazy Gray

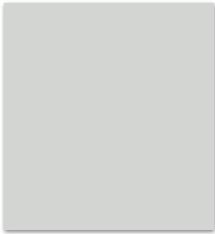
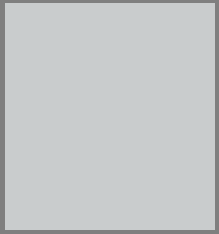
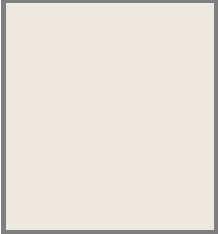
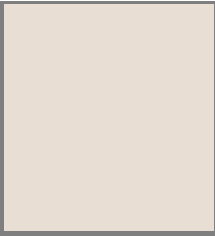
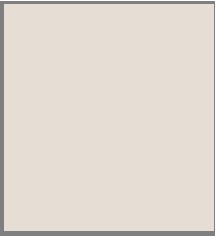
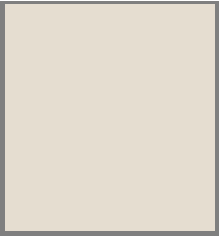
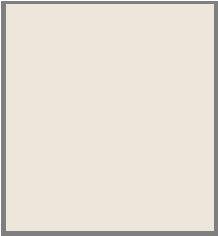
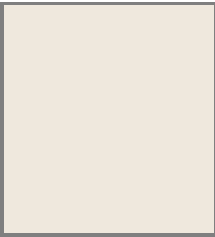
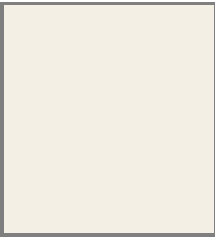
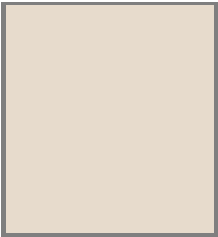
Interior/Exterior

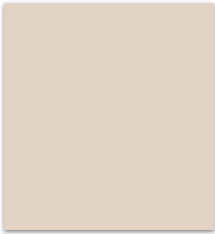
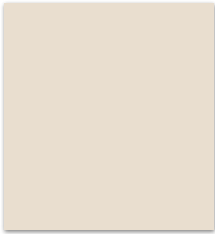
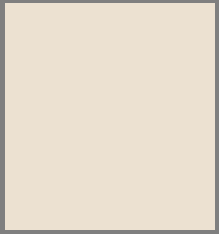
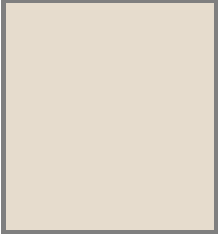
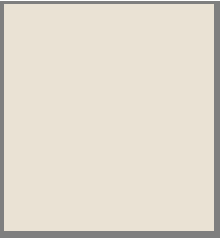
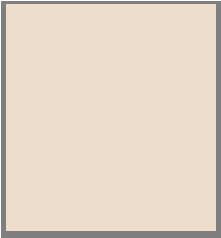
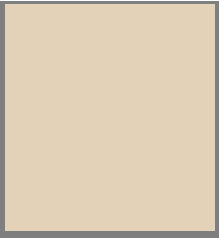
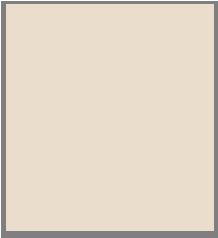
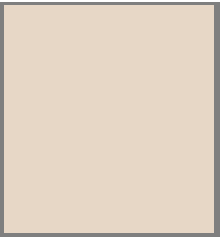
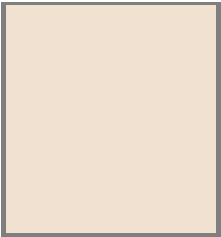
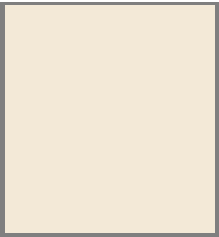
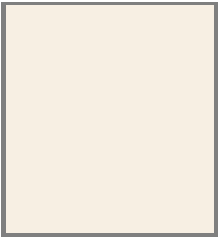


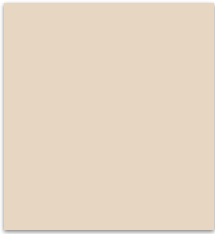
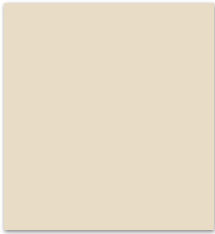
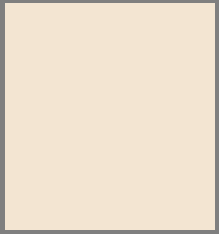
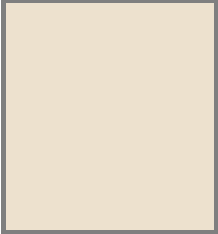
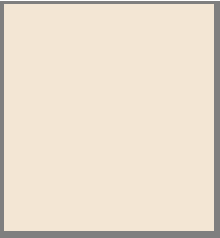
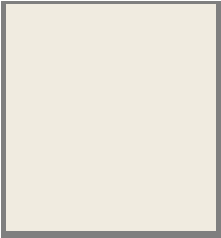
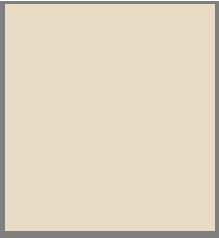
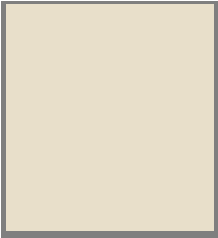
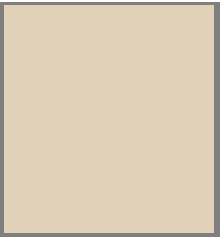
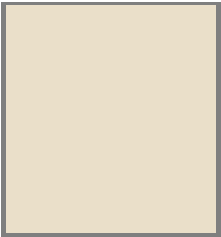
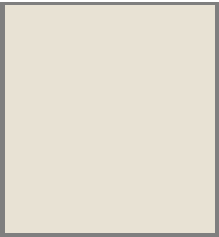
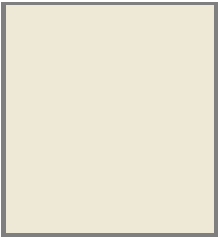
SW 6253

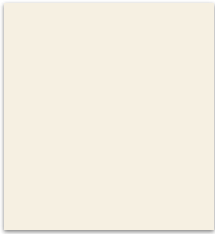
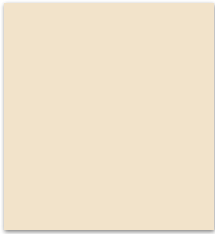
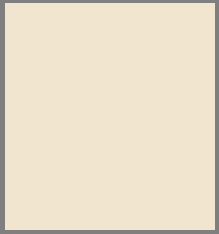
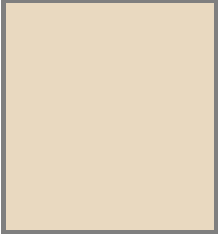
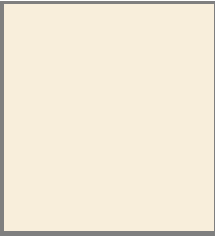
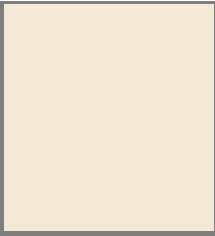
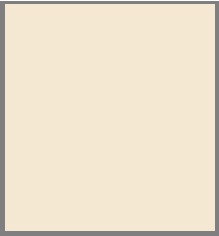
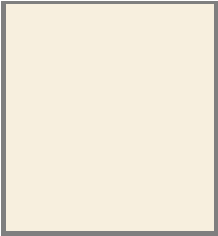
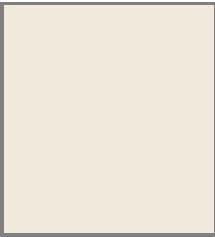
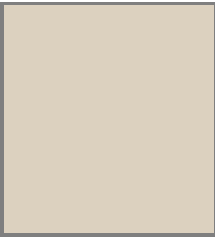
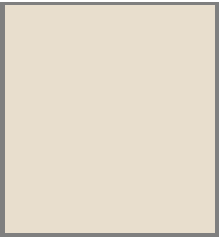
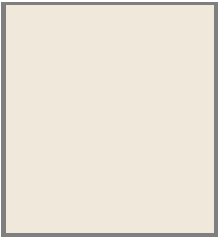
Olympus White

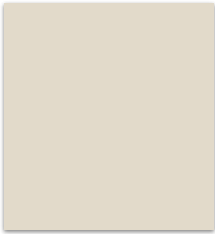
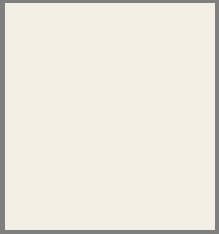
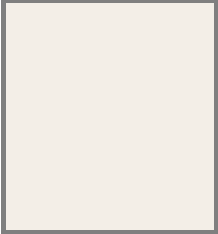
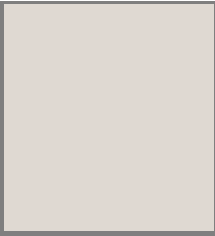
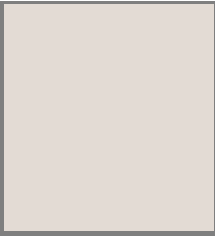
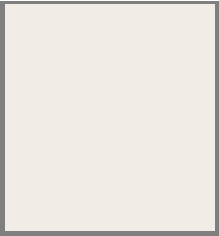
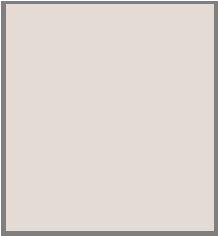
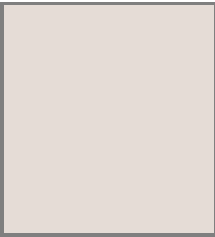
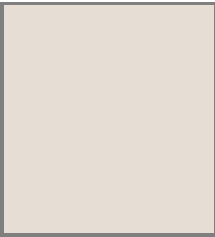
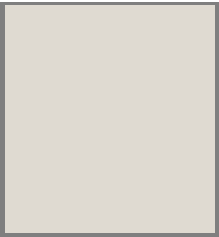
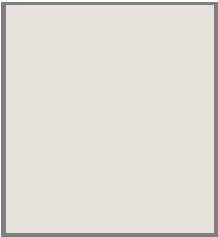
Interior/Exterior

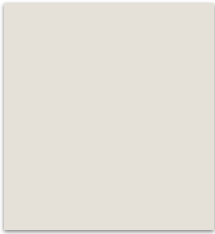
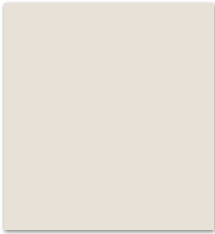
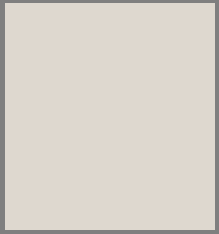
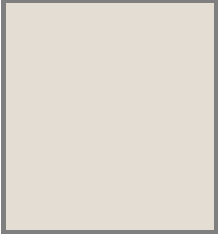
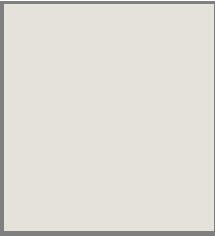
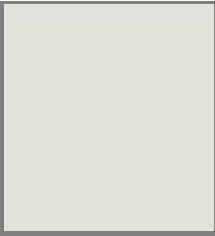
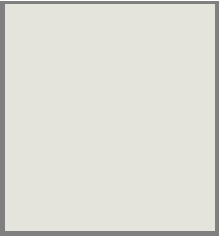
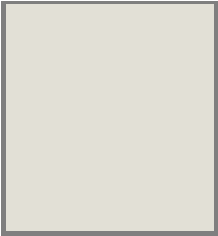
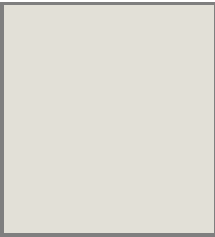
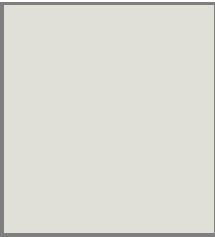
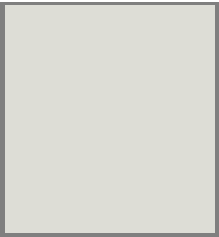
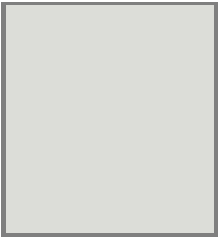
 SW 7663 Monorail Silver Interior/Exterior	 SW 7661 Reflection Interior/Exterior	 SW 7662 Evening Shadow Interior/Exterior	 SW 7001 Marshmallow Interior/Exterior
 SW 6091 Reliable White Interior/Exterior	 SW 6084 Modest White Interior/Exterior	 SW 6098 Pacer White Interior/Exterior	 SW 7101 Futon Interior/Exterior
 SW 7002 Downy Interior/Exterior	 SW 7102 White Flour Interior/Exterior	 SW 7516 Kestrel White Interior/Exterior	 SW 7552 Bauhaus Buff Interior/Exterior

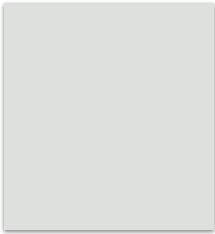
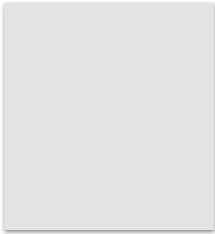
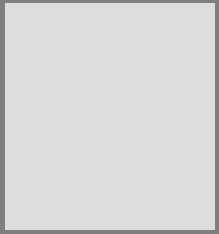
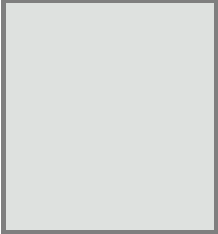
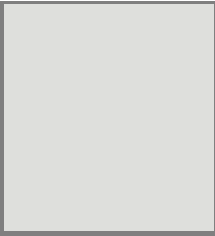
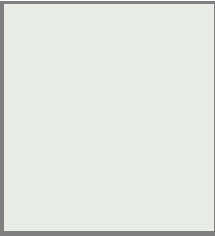
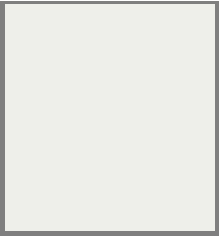
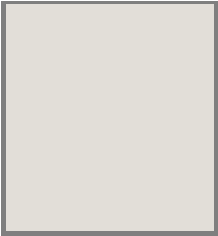
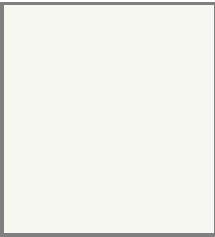
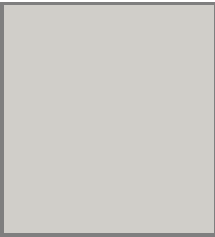
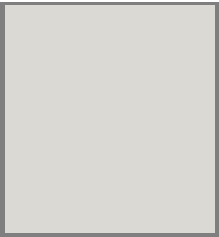
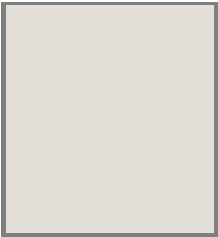
 SW 7596 Only Natural Interior/Exterior	 SW 6140 Moderate White Interior/Exterior	 SW 7554 Steamed Milk Interior/Exterior	 SW 6105 Divine White Interior/Exterior
 SW 6147 Panda White Interior/Exterior	 SW 6350 Intricate Ivory Interior/Exterior	 SW 7537 Irish Cream Interior/Exterior	 SW 6112 Biscuit Interior/Exterior
 SW 7553 Fragile Beauty Interior/Exterior	 SW 6357 Choice Cream Interior/Exterior	 SW 7558 Medici Ivory Interior/Exterior	 SW 7104 Cotton White Interior/Exterior

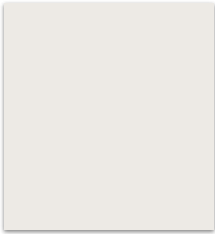
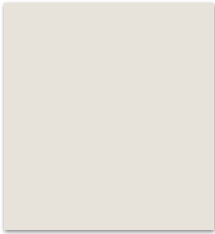
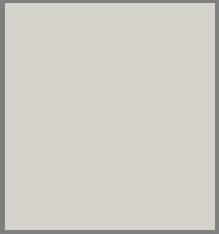
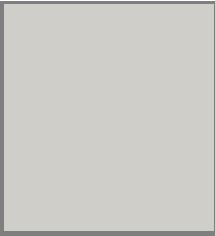
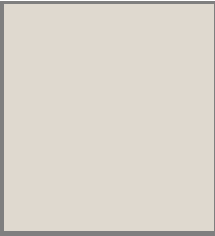
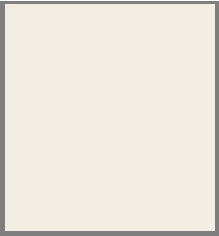
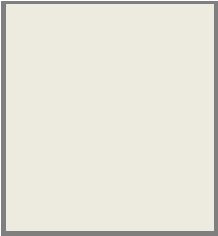
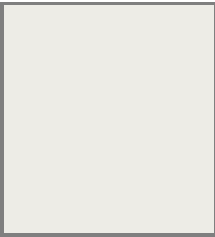
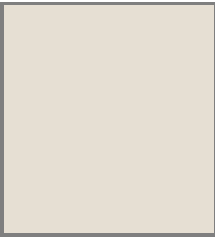
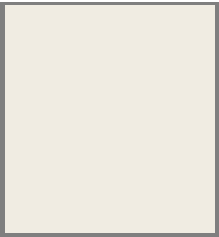
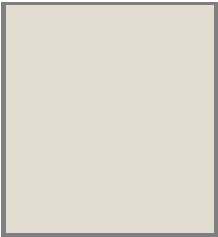
 SW 7572 Lotus Pod Interior/Exterior	 SW 6126 Navajo White Interior/Exterior	 SW 6364 Eggwhite Interior/Exterior	 SW 7571 Casa Blanca Interior/Exterior
 SW 6378 Crisp Linen Interior/Exterior	 SW 8917 Shell White Interior/Exterior	 SW 6119 Antique White Interior/Exterior	 SW 7564 Polar Bear Interior/Exterior
 SW 7575 Chopsticks Interior/Exterior	 SW 6133 Muslin Interior/Exterior	 SW 6154 Nacre Interior/Exterior	 SW 7563 Restful White Interior/Exterior

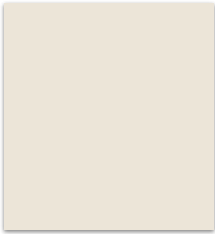
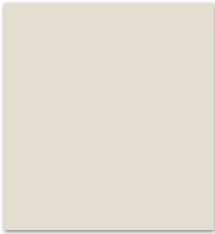
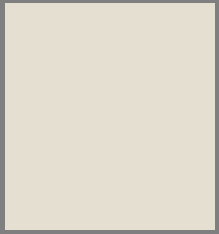
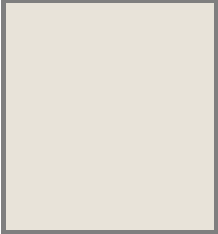
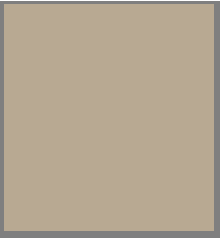
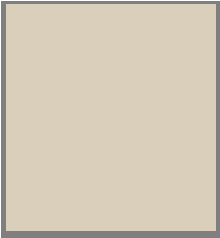
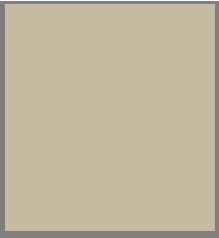
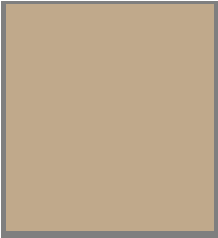
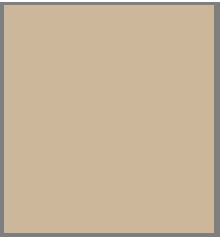
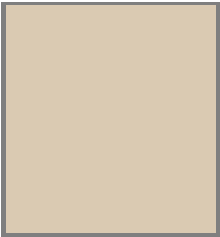
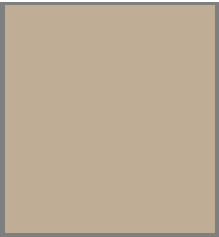
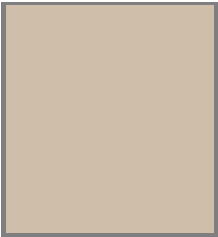
 SW 7562 Roman Column Interior	 SW 6371 Vanillin Interior/Exterior	 SW 7559 Décor White Interior/Exterior	 SW 7573 Eaglet Beige Interior/Exterior
 SW 7106 Honied White Interior/Exterior	 SW 7557 Summer White Interior/Exterior	 SW 7556 Crème Interior/Exterior	 SW 7105 Paperwhite Interior/Exterior
 SW 6385 Dover White Interior/Exterior	 SW 7531 Canvas Tan Interior/Exterior	 SW 9180 Aged White Interior/Exterior	 SW 7012 Creamy Interior/Exterior

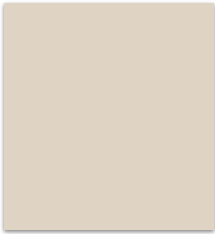
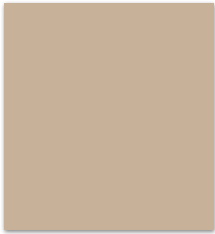
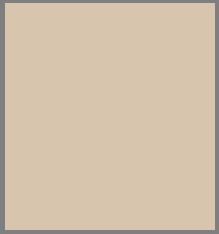
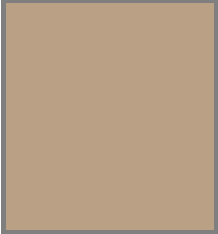
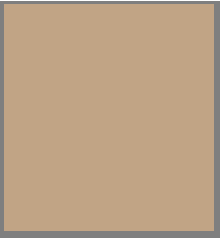
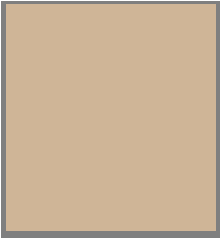
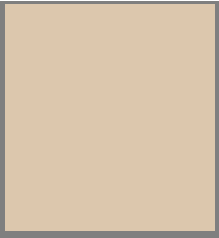
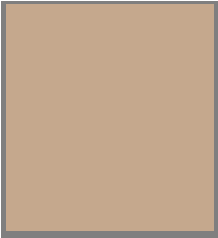
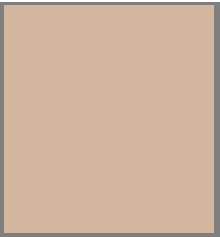
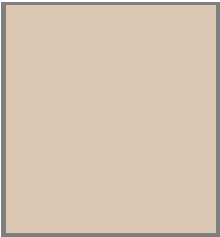
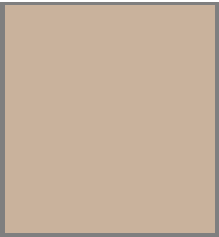
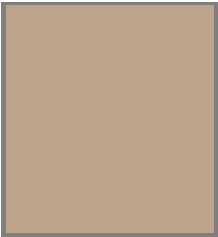
 SW 7568 Neutral Ground Interior/Exterior	 SW 7555 Patience Interior/Exterior	 SW 7103 Whitetail Interior/Exterior	 SW 7100 Arcade White Interior/Exterior
 SW 7021 Simple White Interior/Exterior	 SW 6035 Gauzy White Interior/Exterior	 SW 7000 Ibis White Interior/Exterior	 SW 6077 Everyday White Interior/Exterior
 SW 6028 Cultured Pearl Interior/Exterior	 SW 6063 Nice White Interior/Exterior	 SW 7631 City Loft Interior/Exterior	 SW 7626 Zurich White Interior/Exterior

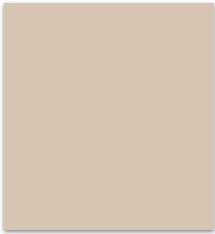
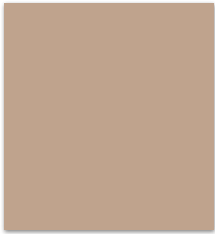
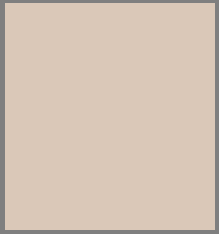
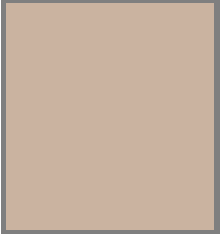
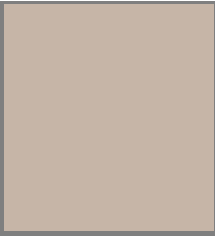
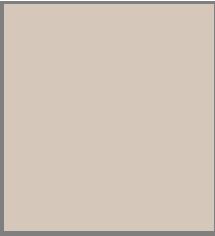
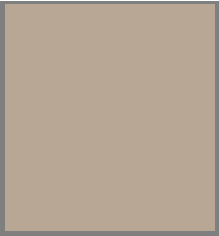
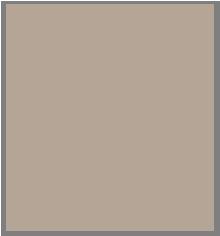
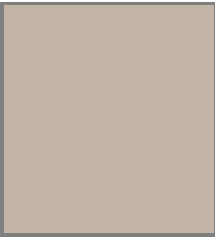
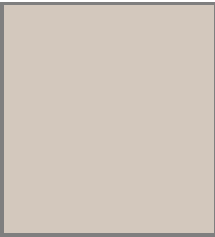
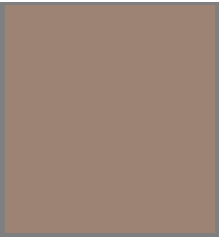
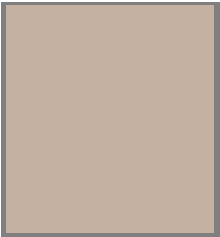
 SW 6070 Heron Plume Interior/Exterior	 SW 7627 White Heron Interior/Exterior	 SW 7628 Windfresh White Interior/Exterior	 SW 7035 Aesthetic White Interior/Exterior
 SW 7636 Origami White Interior/Exterior	 SW 6182 Ethereal White Interior/Exterior	 SW 6203 Spare White Interior/Exterior	 SW 7049 Nuance Interior/Exterior
 SW 6168 Moderne White Interior/Exterior	 SW 7056 Reserved White Interior/Exterior	 SW 6196 Frosty White Interior/Exterior	 SW 7666 Fleur de Sel Interior/Exterior

 SW 7656 Rhinestone Interior/Exterior	 SW 6252 Ice Cube Interior/Exterior	 SW 7070 Site White Interior/Exterior	 SW 6231 Rock Candy Interior/Exterior
 SW 7063 Nebulous White Interior/Exterior	 SW 7007 Ceiling Bright White Interior/Exterior	 SW 7006 Extra White Interior/Exterior	 SW 7014 Eider White Interior/Exterior
 SW 7757 High Reflective White Interior	 SW 7648 Big Chill Interior/Exterior	 SW 7646 First Star Interior/Exterior	 SW 7028 Incredible White Interior/Exterior

 SW 7004 Snowbound Interior/Exterior	 SW 7003 Toque White Interior/Exterior	 SW 7647 Crushed Ice Interior/Exterior	 SW 7634 Pediment Interior/Exterior
 SW 7671 On the Rocks Interior/Exterior	 SW 7570 Egret White Interior/Exterior	 SW 7566 Westhighland White Interior/Exterior	 SW 7008 Alabaster Interior/Exterior
 SW 7005 Pure White Interior/Exterior	 SW 7042 Shoji White Interior/Exterior	 SW 7551 Greek Villa Interior/Exterior	 SW 7637 Oyster White Interior/Exterior

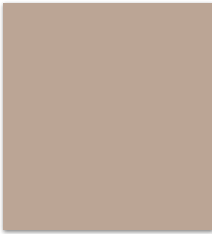
 SW 7013 Ivory Lace Interior/Exterior	 SW 7011 Natural Choice Interior/Exterior	 SW 7010 White Duck Interior/Exterior	 SW 7009 Pearly White Interior/Exterior
 SW 6150 Universal Khaki Interior/Exterior	 SW 6148 Wool Skein Interior/Exterior	 SW 6149 Relaxed Khaki Interior/Exterior	 SW 6143 Basket Beige Interior/Exterior
 SW 6142 Macadamia Interior/Exterior	 SW 6141 Softer Tan Interior/Exterior	 SW 9111 Antler Velvet Interior/Exterior	 SW 9110 Malabar Interior/Exterior

 SW 9109 Natural Linen Interior/Exterior	 SW 6107 Nomadic Desert Interior/Exterior	 SW 6106 Kilim Beige Interior/Exterior	 SW 6108 Latte Interior/Exterior
 SW 9103 Farro Interior/Exterior	 SW 9102 Quinoa Interior/Exterior	 SW 9101 Tres Naturale Interior/Exterior	 SW 9096 Beige Intenso Interior/Exterior
 SW 9095 Ginger Root Interior/Exterior	 SW 9094 Playa Arenosa Interior/Exterior	 SW 6100 Practical Beige Interior/Exterior	 SW 6101 Sands of Time Interior/Exterior

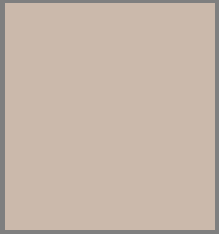
 SW 6099 Sand Dollar Interior/Exterior	 SW 6094 Sensational Sand Interior/Exterior	 SW 6092 Lightweight Beige Interior/Exterior	 SW 6093 Familiar Beige Interior/Exterior
 SW 9086 Cool Beige Interior/Exterior	 SW 9085 Touch of Sand Interior/Exterior	 SW 9087 Smoky Beige Interior/Exterior	 SW 6080 Utterly Beige Interior/Exterior
 SW 6079 Diverse Beige Interior/Exterior	 SW 6078 Realist Beige Interior/Exterior	 SW 9083 Dusted Truffle Interior/Exterior	 SW 6086 Sand Dune Interior/Exterior



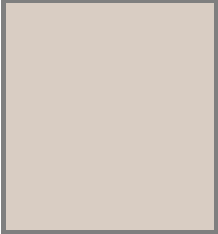
SW 6085
Simplify Beige
Interior/Exterior



SW 6066
Sand Trap
Interior/Exterior



SW 6065
Bona Fide Beige
Interior/Exterior



SW 6064
Reticence
Interior/Exterior

Deposit Reports

Deposit Accounts Activity Summary

Report Created: 08/19/2025 03:15:59 PM (ET)

Account: THE HOA MANAGEMENT GROUP INC - OPER - Checking - 122105980 - *4436 - Available \$87,760.64

Date Range: 07/30/2025 to 08/19/2025

Transaction Types: All Transactions

Detail Option: Includes transaction detail

THE HOA MANAGEMENT GROUP INC - OPER - Checking - [REDACTED] - *4436 - Available \$87,760.64

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
08/18/2025	52502030923	1032	CHECK PAID	\$850.00		\$87,760.64
08/18/2025	5250073142		LOCKBOX DEPOSIT		\$226.50	\$88,610.64
08/18/2025	5250096157		DEPOSIT		\$1,738.27	\$88,384.14
08/14/2025	APPFOLIO SV9T 86		PREAUTHORIZED ACH CREDIT APPFOLIO SV9T 8666481536 250814		\$10.00	\$86,645.87
08/13/2025	5250818212		DEPOSIT		\$20.61	\$86,635.87
08/12/2025	52502642161	1030	CHECK PAID	\$778.52		\$86,615.26
08/12/2025	52502636118	1028	CHECK PAID	\$114.24		\$87,393.78
08/11/2025	522305454990		INCOMING MONEY TRANSFER WIRE IN;ORG-Shadow Run Homeowners Association;OBI-For operating cost account		\$37,023.48	\$87,508.02
08/08/2025	5250384551		LOCKBOX DEPOSIT		\$226.50	\$50,484.54
08/08/2025	5250417378		DEPOSIT		\$20.61	\$50,258.04
08/07/2025	5250259781		LOCKBOX DEPOSIT		\$817.85	\$50,237.43
08/06/2025	52502077009	1027	CHECK PAID	\$66.86		\$49,419.58

08/05/2025	APPFOLIO SV9T 86		PREAUTHORIZED ACH CREDIT APPFOLIO SV9T 8666481536 250805		\$285.96	\$49,486.44
08/01/2025	52502225256	1026	CHECK PAID	\$2,278.27		\$49,200.48
08/01/2025	5250310531		LOCKBOX DEPOSIT		\$453.00	\$51,478.75
07/31/2025			INTEREST CREDIT		\$0.83	\$51,025.75
07/31/2025	5250129398		LOCKBOX DEPOSIT		\$226.50	\$51,024.92
08/19/2025	Totals			\$4,087.89	\$41,050.11	

Showing 1 - 1 of 1

Reconciliation Report

Alliance Association Bank

Account Name	Shadow Run Homeowners Association
Account Number	Operating *****
Ending Statement Date	08/19/2025

Summary

Bank Statement Starting Balance on 07/31/2025	51,025.75
Cleared Deposits and other Increases	40,822.78
Cleared Checks and other Decreases	4,087.89
Cleared ACH Batches and Reversals	0.00
Cleared Balance	87,760.64

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)		
Total		0.00
Unreconciled Checks and other Decreases (2 Items)		
Check #1029 - Association Reserves	08/06/2025	645.00
Check #1031 - Heritage Professional Landscaping, Inc.	08/15/2025	146.88
Total		791.88
Unreconciled ACH Batches and Reversals (0 Items)		
Total		0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)		
Total		0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)		
Total		0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)		
Total		0.00

Cleared Transactions

Cleared Deposits and other Increases (10 Items)		
Deposit #Lockbox Deposit	08/01/2025	453.00
Deposit #Automatic Deposit	08/05/2025	285.96
Deposit #26	08/08/2025	20.61

Deposit #Lockbox Deposit	08/07/2025	817.85
Deposit #Lockbox Deposit	08/08/2025	226.50
Deposit #27	08/13/2025	20.61
Deposit #Automatic Deposit	08/14/2025	10.00
Deposit #28	08/18/2025	1,738.27
Deposit #Lockbox Deposit	08/18/2025	226.50
Journal Entry - To Record Reserve Fund Transfer from Hapo to AAB Prev Held Management and Reserves	08/14/2025	37,023.48

Total		40,822.78
--------------	--	------------------

Cleared Checks and other Decreases (5 Items)

Check #1026 - Heritage Professional Landscaping, Inc.	07/25/2025	2,278.27
Check #1027 - Celski & Associates Inc.	08/04/2025	66.86
Check #1028 - Heritage Professional Landscaping, Inc.	08/05/2025	114.24
Check #1030 - Pody & McDonald, PLLC	08/06/2025	778.52
Check #1032 - The HOA Management Group, Inc.	08/15/2025	850.00

Total		4,087.89
--------------	--	-----------------

Cleared ACH Batches and Reversals (0 Items)

Total		0.00
--------------	--	-------------

Cash Accounts

1150: Operating Cash	86,968.76
1160: Security Deposit Cash	0.00

Total Cash Balance	86,968.76
---------------------------	------------------

Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	791.88
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00

Adjusted Cash Balance	87,760.64
------------------------------	------------------

Bank Statement Balance on 08/19/2025	87,760.64
	In Balance



Deposit Reports

Deposit Accounts Activity Summary

Report Created: 08/19/2025 03:17:58 PM (ET)

Account: THE HOA MANAGEMENT GROUP INC - RESE - Checking - 122105980 - *6627 - Available \$92,780.81

Date Range: 07/30/2025 to 08/19/2025

Transaction Types: All Transactions

Detail Option: Includes transaction detail

THE HOA MANAGEMENT GROUP INC - RESE - Checking - [REDACTED] - *6627 - Available \$92,780.81

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
08/14/2025	522605471827		INCOMING MONEY TRANSFER WIRE IN;ORG-Shadow Run Homeowners Association;OBI-Fund for reserve account		\$92,780.81	\$92,780.81
08/19/2025	Totals			\$0.00	\$92,780.81	

Showing 1 - 1 of 1

Reconciliation Report

Alliance Association Bank

Account Name	Shadow Run Homeowners Association Reserve
Account Number	*****
Ending Statement Date	08/19/2025

Summary

Bank Statement Starting Balance on 07/31/2025	0.00
Cleared Deposits and other Increases	92,780.81
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	92,780.81

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00
Unreconciled Checks and other Decreases (0 Items)	
Total	0.00
Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (1 Item)		
Journal Entry - To Record Reserve Fund Transfer from Hapo to AAB Prev Held Management and Reserves	08/14/2025	92,780.81
Total		92,780.81
Cleared Checks and other Decreases (0 Items)		
Total		0.00
Cleared ACH Batches and Reversals (0 Items)		

Total	0.00
--------------	-------------

Cash Accounts

1171: Reserve Cash Savings #1	92,780.81
-------------------------------	-----------

Less Unreconciled Deposits	0.00
----------------------------	------

Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
--	------

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
---	------

Less Pending Online Receipts Which Have Not Been Deposited	0.00
--	------

Plus Unreconciled Checks	0.00
--------------------------	------

Plus Unreconciled ACH Batches and Reversals	0.00
---	------

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
---	------

Plus Unreconciled Checks Voided after Reconciliation Period	0.00
---	------

Adjusted Cash Balance	92,780.81
------------------------------	------------------

Bank Statement Balance on 08/19/2025	92,780.81
--------------------------------------	-----------

	In Balance
--	------------

Balance Sheet

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

As of: 08/19/2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	86,968.76
Reserve Cash	
Reserve Cash Savings #1	92,780.81
Total Reserve Cash	92,780.81
Total Cash	179,749.57
Accounts Receivable	31,411.46
TOTAL ASSETS	211,161.03
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	1,146.42
Accounts Payable	477.48
Total Liabilities	1,623.90
Capital	
Retained Earnings	25,557.96
Reserves - Unallocated	92,780.81
Appfolio Import Offset	32,396.96
Calculated Retained Earnings	58,801.40
Total Capital	209,537.13
TOTAL LIABILITIES & CAPITAL	211,161.03

Income Statement

Celski & Associates, Inc.

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Period Basis: Calendar

As of: Aug 2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
HOA Assessment Income	0.00	0.00	90,723.50	87.29
Interest Income: Operating	0.00	0.00	225.55	0.22
Fees Income				
Legal Fees Reimbursement Income	9.50	138.28	3,458.36	3.33
Owner Late Fee Interest Income	-0.13	-1.89	3,861.66	3.72
Fines/Violation Income	0.00	0.00	2,820.00	2.71
Late Fee Income	-2.50	-36.39	2,491.31	2.40
Administrative Fee	0.00	0.00	100.00	0.10
Total Fees Income	6.87	100.00	12,731.33	12.25
Miscellaneous Income	0.00	0.00	250.00	0.24
Total Operating Income	6.87	100.00	103,930.38	100.00
Expense				
MANAGEMENT FEES				
Management fees	850.00	12,372.63	4,250.00	4.09
Total MANAGEMENT FEES	850.00	12,372.63	4,250.00	4.09
OTHER				
Bank Fees	0.00	0.00	4.80	0.00
Total OTHER	0.00	0.00	4.80	0.00
General & Administrative:				
Printing & Reproduction	0.00	0.00	755.96	0.73
Postage & Mailings	0.00	0.00	495.20	0.48
Meeting Expense	0.00	0.00	60.06	0.06
Office Supplies	0.00	0.00	36.40	0.04
P.O. Box Rental	0.00	0.00	268.00	0.26
Total General & Administrative:	0.00	0.00	1,615.62	1.55
Professional Fees:				
Bookkeeping	0.00	0.00	215.22	0.21
CPA - Audit	0.00	0.00	2,500.00	2.41
CPA - Tax Preparation	0.00	0.00	250.00	0.24
Reserve Study	645.00	9,388.65	645.00	0.62

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Professional Fees:	645.00	9,388.65	3,610.22	3.47
Legal Fees Expense:				
Legal Expense: Reimbursable	651.02	9,476.27	4,467.60	4.30
Legal Expense: Non-Reimbursable	127.50	1,855.90	3,743.13	3.60
Total Legal Fees Expense:	778.52	11,332.17	8,210.73	7.90
Taxes:				
Federal Income Tax	0.00	0.00	36.00	0.03
Property Tax	0.00	0.00	207.21	0.20
Total Taxes:	0.00	0.00	243.21	0.23
Utilities:				
Electricity	42.28	615.43	287.37	0.28
Irrigation Assessment	0.00	0.00	4,454.48	4.29
Total Utilities:	42.28	615.43	4,741.85	4.56
Landscaping:				
Monthly Contract Maintenance	0.00	0.00	17,187.76	16.54
Pruning / Shrub & Tree Maintenance	0.00	0.00	1,523.20	1.47
Irrigation Repair - Parts & Labor	146.88	2,137.99	3,256.39	3.13
Plantings	435.20	6,334.79	435.20	0.42
Total Landscaping:	582.08	8,472.78	22,402.55	21.56
Maintenance Shop				
Comm Bldg Telephone	0.00	0.00	50.00	0.05
Total Maintenance Shop	0.00	0.00	50.00	0.05
Total Operating Expense	2,897.88	42,181.66	45,128.98	43.42
NOI - Net Operating Income	-2,891.01	-42,081.66	58,801.40	56.58
Total Income	6.87	100.00	103,930.38	100.00
Total Expense	2,897.88	42,181.66	45,128.98	43.42
Net Income	-2,891.01	-42,081.66	58,801.40	56.58

Annual Budget - Comparative

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Period Basis: Calendar

As of: Aug 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
HOA Assessment Income	0.00	0.00	0.00	0.00%	90,723.50	89,241.00	1,482.50	1.66%	89,241.00
Interest Income: Operating	0.00	0.00	0.00	0.00%	225.55	0.00	225.55	—	0.00
Fees Income									
Legal Fees Reimbursement Income	9.50	0.00	9.50	—	3,458.36	0.00	3,458.36	—	0.00
Owner Late Fee Interest Income	-0.13	0.00	-0.13	—	3,861.66	0.00	3,861.66	—	0.00
Fines/ Violation Income	0.00	0.00	0.00	0.00%	2,820.00	0.00	2,820.00	—	0.00
Late Fee Income	-2.50	0.00	-2.50	—	2,491.31	0.00	2,491.31	—	0.00
Administrative Fee	0.00	0.00	0.00	0.00%	100.00	0.00	100.00	—	0.00
Total Fees Income	6.87	0.00	6.87	—	12,731.33	0.00	12,731.33	—	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	250.00	0.00	250.00	—	0.00
Total Operating Income	6.87	0.00	6.87	—	103,930.38	89,241.00	14,689.38	16.46%	89,241.00
Expense									
MANAGEMENT FEES									
Management fees	850.00	850.00	0.00	0.00%	4,250.00	6,800.00	2,550.00	37.50%	10,200.00
Total MANAGEMENT FEES	850.00	850.00	0.00	0.00%	4,250.00	6,800.00	2,550.00	37.50%	10,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
OTHER									
Bank Fees	0.00	0.00	0.00	0.00%	4.80	0.00	-4.80	—	0.00
Total OTHER	0.00	0.00	0.00	0.00%	4.80	0.00	-4.80	—	0.00
General & Administrative:									
Printing & Reproduction	0.00	0.00	0.00	0.00%	755.96	0.00	-755.96	—	0.00
Postage & Mailings	0.00	12.50	12.50	100.00%	495.20	100.00	-395.20	-395.20%	150.00
License & Permits	0.00	3.33	3.33	100.00%	0.00	26.68	26.68	100.00%	40.00
Meeting Expense	0.00	29.17	29.17	100.00%	60.06	233.36	173.30	74.26%	350.00
Office Supplies	0.00	16.67	16.67	100.00%	36.40	133.36	96.96	72.71%	200.00
P.O. Box Rental	0.00	20.83	20.83	100.00%	268.00	166.68	-101.32	-60.79%	250.00
Total General & Administrative:	0.00	82.50	82.50	100.00%	1,615.62	660.08	-955.54	-144.76%	990.00
Professional Fees:									
Bookkeeping	0.00	0.00	0.00	0.00%	215.22	0.00	-215.22	—	0.00
Administrative Expense	0.00	20.83	20.83	100.00%	0.00	166.68	166.68	100.00%	250.00
Website	0.00	33.33	33.33	100.00%	0.00	266.68	266.68	100.00%	400.00
CPA - Audit	0.00	0.00	0.00	0.00%	2,500.00	2,500.00	0.00	0.00%	2,500.00
CPA - Tax Preparation	0.00	0.00	0.00	0.00%	250.00	200.00	-50.00	-25.00%	200.00
Reserve Study	645.00	66.67	-578.33	-867.45%	645.00	533.36	-111.64	-20.93%	800.00
Accounting & Software	0.00	104.17	104.17	100.00%	0.00	833.36	833.36	100.00%	1,250.00
Total Professional Fees:	645.00	225.00	-420.00	-186.67%	3,610.22	4,500.08	889.86	19.77%	5,400.00
Legal Fees Expense:									
Legal Expense: Reimbursable	651.02	0.00	-651.02	—	4,467.60	0.00	-4,467.60	—	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Legal Expense: Non-Reimbursable	127.50	166.67	39.17	23.50%	3,743.13	1,333.36	-2,409.77	-180.73%	2,000.00
Total Legal Fees Expense:	778.52	166.67	-611.85	-367.10%	8,210.73	1,333.36	-6,877.37	-515.79%	2,000.00
Taxes:									
Federal Income Tax	0.00	0.00	0.00	0.00%	36.00	0.00	-36.00	—	0.00
Property Tax	0.00	0.00	0.00	0.00%	207.21	300.00	92.79	30.93%	300.00
Total Taxes:	0.00	0.00	0.00	0.00%	243.21	300.00	56.79	18.93%	300.00
Utilities:									
Electricity	42.28	41.67	-0.61	-1.46%	287.37	333.36	45.99	13.80%	500.00
Irrigation Assessment	0.00	0.00	0.00	0.00%	4,454.48	4,000.00	-454.48	-11.36%	4,000.00
Total Utilities:	42.28	41.67	-0.61	-1.46%	4,741.85	4,333.36	-408.49	-9.43%	4,500.00
Landscaping:									
Monthly Contract Maintenance	0.00	2,750.00	2,750.00	100.00%	17,187.76	22,000.00	4,812.24	21.87%	33,000.00
Pruning / Shrub & Tree Maintenance	0.00	0.00	0.00	0.00%	1,523.20	0.00	-1,523.20	—	0.00
Irrigation Repair - Parts & Labor	146.88	0.00	-146.88	—	3,256.39	0.00	-3,256.39	—	0.00
Plantings	435.20	0.00	-435.20	—	435.20	0.00	-435.20	—	0.00
Total Landscaping:	582.08	2,750.00	2,167.92	78.83%	22,402.55	22,000.00	-402.55	-1.83%	33,000.00
Insurance:									
Property & Liability Insurance	0.00	291.67	291.67	100.00%	0.00	2,333.36	2,333.36	100.00%	3,500.00
Total Insurance:	0.00	291.67	291.67	100.00%	0.00	2,333.36	2,333.36	100.00%	3,500.00
Maintenance Shop									
Comm Bldg Telephone	0.00	27.50	27.50	100.00%	50.00	220.00	170.00	77.27%	330.00
Total Maintenance	0.00	27.50	27.50	100.00%	50.00	220.00	170.00	77.27%	330.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Shop									
Reserve Expense Unallocated:									
Reserve Deposits	0.00	2,416.67	2,416.67	100.00%	0.00	19,333.36	19,333.36	100.00%	29,000.00
Total Reserve Expense Unallocated:	0.00	2,416.67	2,416.67	100.00%	0.00	19,333.36	19,333.36	100.00%	29,000.00
Total Operating Expense	2,897.88	6,851.68	3,953.80	57.71%	45,128.98	61,813.60	16,684.62	26.99%	89,220.00
Total Operating Income	6.87	0.00	6.87	—	103,930.38	89,241.00	14,689.38	16.46%	89,241.00
Total Operating Expense	2,897.88	6,851.68	3,953.80	57.71%	45,128.98	61,813.60	16,684.62	26.99%	89,220.00
NOI - Net Operating Income	-2,891.01	-6,851.68	3,960.67	57.81%	58,801.40	27,427.40	31,374.00	114.39%	21.00
Total Income	6.87	0.00	6.87	—	103,930.38	89,241.00	14,689.38	16.46%	89,241.00
Total Expense	2,897.88	6,851.68	3,953.80	57.71%	45,128.98	61,813.60	16,684.62	26.99%	89,220.00
Net Income	-2,891.01	-6,851.68	3,960.67	57.81%	58,801.40	27,427.40	31,374.00	114.39%	21.00

Trial Balance

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Date Range: 07/31/2025 to 08/19/2025

Accounting Basis: Accrual

GL Account	Balance Forward	Debit	Credit	Ending Balance
1150: Operating Cash	48,520.15	38,448.61		86,968.76
1171: Reserve Cash Savings #1	0.00	92,780.81		92,780.81
1300: Accounts Receivable	34,338.91		2,927.45	31,411.46
2300: Prepayments	-704.00		442.42	-1,146.42
2500: Accounts Payable	0.00		477.48	-477.48
3300: Retained Earnings	186,180.02		211,737.98	-25,557.96
3340: Reserves - Unallocated	0.00		92,780.81	-92,780.81
3350: Prior Years Retained Earnings	-25,000.00	25,000.00		0.00
3370: Previous Mgmt Held Operating	-41,035.51	41,035.51		0.00
3371: Previous Mgmt Held Reserves	-108,678.99	108,678.99		0.00
3999: Appfolio Import Offset	-32,396.96			-32,396.96
4200: HOA Assessment Income	-90,723.50			-90,723.50
4203: Legal Fees Reimbursement Income	-3,448.86		9.50	-3,458.36
4205: Owner Late Fee Interest Income	-3,522.73		338.93	-3,861.66
4206: Fines/Violation Income	-2,510.00		310.00	-2,820.00
4209: Interest Income: Operating	-224.72		0.83	-225.55
4460: Late Fee Income	-2,493.81	2.50		-2,491.31
4480: Administrative Fee	-100.00			-100.00
4700: Miscellaneous Income	-250.00			-250.00
6192: Bank Fees	4.80			4.80
6270: Management fees	3,400.00	850.00		4,250.00
8001: Printing & Reproduction	747.71	8.25		755.96
8002: Postage & Mailings	436.59	58.61		495.20
8006: Meeting Expense	60.06			60.06
8007: Office Supplies	36.40			36.40
8011: P.O. Box Rental	268.00			268.00
8103: Bookkeeping	215.22			215.22
8110: CPA - Audit	2,500.00			2,500.00
8111: CPA - Tax Preparation	250.00			250.00
8112: Reserve Study	0.00	645.00		645.00

Trial Balance

GL Account	Balance Forward	Debit	Credit	Ending Balance
8121: Legal Expense: Reimbursable	3,816.58	651.02		4,467.60
8122: Legal Expense: Non-Reimbursable	3,615.63	127.50		3,743.13
8141: Federal Income Tax	36.00			36.00
8142: Property Tax	207.21			207.21
8161: Electricity	245.09	42.28		287.37
8163: Irrigation Assessment	4,454.48			4,454.48
8201: Monthly Contract Maintenance	17,187.76			17,187.76
8207: Pruning / Shrub & Tree Maintenance	1,523.20			1,523.20
8210: Irrigation Repair - Parts & Labor	2,995.27	261.12		3,256.39
8214: Plantings	0.00	435.20		435.20
8265: Comm Bldg Telephone	50.00			50.00
Total	0.00	309,025.40	309,025.40	0.00

Aged Receivable Detail

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Total					32,961.78	31,411.46	655.60	9,185.93	778.60	20,791.33

Aged Payables Summary

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

As of: 08/19/2025

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336						
Heritage Professional Landscaping, Inc.	435.20	0.00	435.20	0.00	0.00	0.00
Benton PUD	42.28	0.00	42.28	0.00	0.00	0.00
	477.48	0.00	477.48	0.00	0.00	0.00
Total	477.48	0.00	477.48	0.00	0.00	0.00

Check Register

Properties: Shadow Run Homeowners Association - 6725 W Clearwater Ave Kennewick, WA 99336

Date Range: 07/31/2025 to 08/19/2025

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Shadow Run Homeowners Association Operating						
Shadow Run Homeowners Association Operating	1027	Yes	08/04/2025	Celski & Associates Inc.	66.86	78865, 78866
Shadow Run Homeowners Association Operating	1028	Yes	08/05/2025	Heritage Professional Landscaping, Inc.	114.24	25110
Shadow Run Homeowners Association Operating	1029	No	08/06/2025	Association Reserves	645.00	33951-4GA
Shadow Run Homeowners Association Operating	1030	Yes	08/06/2025	Pody & McDonald, PLLC	778.52	70083, 70082, 70081
Shadow Run Homeowners Association Operating	1031	No	08/15/2025	Heritage Professional Landscaping, Inc.	146.88	26198
Shadow Run Homeowners Association Operating	1032	Yes	08/15/2025	The HOA Management Group, Inc.	850.00	11576
					2,601.50	
Total					2,601.50	

CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
7/30/2025	78865

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Compliance			7/30/2025			
Quantity	Item Code	Description			Price Each	Amount
23	Mailings	Includes Envelope, Single Sheet, and Labor			1.50	34.50T
23	Color Photocopies	Additional Pages- Color			0.35	8.05T
23	Postage	Postage at US Postal Service First Class Rate			0.78	17.94
		Sales Tax			8.80%	3.74

CELSKI & ASSOCIATES, INC.

6725 W. Clearwater Ave.
Kennewick, WA 99336

Invoice

Date	Invoice #
7/30/2025	78866

Bill To
Shadow Run Homeowners Association

Ship To

P.O. Number		Terms	Rep	Ship	Via	F.O.B.	Project	
Welcome Letter				7/30/2025				
Quantity	Item Code	Description				Price Each		Amount
1	Mailings	Includes Envelope, Single Sheet, and Labor				1.50		1.50T
2	Photocopies	Additional Pages				0.10		0.20T
1	Postage	Postage at US Postal Service First Class Rate				0.78		0.78
		Sales Tax				8.80%		0.15

INVOICE

Customer # 1068

Printed 7/31/2025

Heritage Prof. Landscaping - TC

(509) 586-0744

office@heritagelandscaping.com

Service Address

Shadow Run HOA
Ely St. & W 33rd Ave
Kennewick, WA 99337

Invoice #: 25110

Tax: \$9.24

Please Remit: \$114.24

Cell. (509) 370-5476

[illegible]

Payment due upon receipt. Net 30 days 1.5% thereafter. Please call with any questions about your lawn.

office@heritagelandscaping.com

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

Amount	Check

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Bill To Address

Celski & Associates -
6725 W Clearwater
Kennewick, WA 99336

Charge My: ☐ ☐ ☐ Exp: ____/____

Card #:

Signature: _____ Security Code: _____

Job # 51436
Customer # 1068

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Tax: \$9.24

Please Remit: \$114.24

Printed 7/31/2025

Invoice #: 25110



Invoice

July 31, 2025

Report #
33951-4

Shadow Run at Canyon Lakes HOA
c/o Shannon Turping
Board member
PO Box 6388
Kennewick WA 99337

Reserve Study Deposit Invoice # 33951-4GA

Dear: Ms. Turping,

Thank you for choosing Association Reserves as your reserves planning partner!

You have hired us to perform a No-Site-Visit Reserve Study update with a turnaround of 8 weeks

Total Fee:	\$1,290.00
Deposit:	\$645.00

Note: The balance of \$645.00 will be due upon completion of the Reserve Study.

Work will begin once the deposit has been received

[Click Here to Pay With a Commercial Account
\(ACH or Credit Card\)](#)

You will be redirected to our payment page named LLC-WA. If you'd like to pay using a personal account (ACH or credit card), please contact our local Association Reserves office for more information.

Write the invoice # on your check or detach the form below and return with your payment.

Go Ahead

Deposit Due: \$645.00

Invoice #

33951-4GA

Property Name

Shadow Run at Canyon Lakes HOA

Please make check payable to Association Reserves - Washington, LLC
and mail to the address indicated above

Serving the Pacific Northwest
10900 NE 4th St, Suite 2300
Bellevue, WA 98004

Tel: (253) 661-5437
www.reservestudy.com



**ASSOCIATION
RESERVES®**

Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington

July 31, 2025

Loyalty Update Plan

Job# 33951 - 4a

Thank you for choosing Association Reserves as your reserves planning partner! We are excited to get started on your professional Reserve Study. This go-ahead is based on an agreement initiated on 7/15/2024

Shadow Run at Canyon Lakes HOA 197 units in Kennewick, WA

Yr #	FY Reporting Period Ending	Level of Service
☐ 1	DEC 31 - 2025	Update With-Site-Visit Reserve Study
☒ 2	DEC 31 - 2026	Update No-Site-Visit Reserve Study
☐ 3	DEC 31 - 2027	Update No-Site-Visit Reserve Study

Fee: \$1,290.00 (50% deposit, 50% upon report delivery)

Turnaround: 8 weeks

Primary Association Contact

Shannon Turping
Board member
Ph.: , ext.
Direct #:
shadow.run.treas@gmail.com

Alternate Board Member Contact

Name: _____
Title: _____
Phone: _____
Direct # _____
Email: _____

Site Inspector Contact (as applicable)

Name: _____ Phone # () _____

Special instructions: _____

**TAKE
THE
NEXT
STEP**

What else we need to start your Reserve Study:

- Signature _____ Date _____
- 50% Deposit of \$645.00
- Current budget, balance sheet, board contact list
- General Ledger reserve expense report, if any, since last study



If you have any questions, please contact Stephanie Smith, Office Manager at arwa@reservestudy.com. Prevent delays to your Reserve Study by your prompt attention to anything requested above.



Pody&McDonald, PLLC

1000 Second Avenue, Suite 1605
Seattle, WA 98104-1094

INVOICE

Invoice # 70081
Date: 07/31/2025

Shadow Run
Shadow Run HOA
P.O. Box 6388
Kennewick, WA 99336



Date	Description	Attorney	Quantity	Rate	Amount
07/08/2025	Update and reconcile account ledger.	LA	0.10	\$95.00	\$9.50
Subtotal					\$9.50
Amount					\$9.50

Please make all amounts payable to: Pody & McDonald, PLLC.

Payment terms Net 20. Finance Charge of 12% per annum will be imposed on overdue accounts.



Pody & McDonald, PLLC
1000 Second Avenue, Suite 1605
Seattle, WA 98104-1094

INVOICE

Invoice # 70082
Date: 07/31/2025

Shadow Run
Shadow Run HOA
P.O. Box 6388
Kennewick, WA 99336

Fees

Date	Description	Attorney	Quantity	Rate	Amount
07/07/2025	Review file and email Board re: account status.	AAA	0.30	\$275.00	\$82.50
07/09/2025	Payoff Update: Chicago Title	JM	1.00	\$250.00	\$250.00
Fees Subtotal					\$332.50

Costs

Date	Description	Quantity	Rate	Amount
07/10/2025	Recording Fee: Lien Release	1.00	\$309.02	\$309.02
Costs Subtotal				\$309.02
Subtotal				\$641.52
Amount				\$641.52

Please make all amounts payable to: Pody & McDonald, PLLC.

Payment terms Net 20. Finance Charge of 12% per annum will be imposed on overdue accounts.



Pody & McDonald, PLLC
1000 Second Avenue, Suite 1605
Seattle, WA 98104-1094

INVOICE

Invoice # 70083
Date: 07/31/2025

Shadow Run
Shadow Run HOA
P.O. Box 6388
Kennewick, WA 99336

Shadow Run/misc. matters

Date	Description	Attorney	Quantity	Rate	Amount
07/16/2025	Review and respond to email from the board re: adoption of exterior paint color rule and application of same. Review governing documents.	PMM	0.30	\$425.00	\$127.50
				Subtotal	\$127.50
				Amount	\$127.50

Please make all amounts payable to: Pody & McDonald, PLLC.

Payment terms Net 20. Finance Charge of 12% per annum will be imposed on overdue accounts.

INVOICE

Customer # 1068

Printed 8/7/2025

Heritage Prof. Landscaping - TC

(509) 586-0744

office@heritagelandscaping.com

Service Address

Shadow Run HOA
Ely St. & W 33rd Ave
Kennewick, WA 99337

Invoice #: 26198

Tax: \$11.88

Please Remit: \$146.88

Cell. (509) 370-5476

[illegible]

Payment due upon receipt. Net 30 days 1.5% thereafter. Please call with any questions about your lawn.

office@heritagelandscaping.com

PLEASE INDICATE PAYMENT AMOUNT & CHECK NUMBER

Amount	Check

Charge My: ☐ ☐ ☐ Exp: ____/____

Card #: _____

Signature: _____ Security Code: _____

Job # 52504**Customer # 1068**

Bill To Address

Heritage Prof. Landscaping - TC

PO Box 7225
Kennewick, WA 99336

Celski & Associates -
6725 W Clearwater
Kennewick, WA 99336

Heritage Prof. Landscaping - TC

PO Box 7225

Kennewick, WA 99336

Tax: \$11.88

Please Remit: \$146.88

Printed 8/7/2025

Invoice #: 26198

The HOA Management Group Inc.

6725 W Clearwater Ave
Kennewick, WA 99336

Invoice

Date	Invoice #
8/1/2025	11576

Bill To
Shadow Run HOA

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
Management	Management Fees		850.00	850.00
			Total	\$850.00

September 12, 2025

Re: Shadow Run Homeowners Association

Dear Owners:

As the weather turns hot and schools let out for summer, many of us are turning our attention to things such as barbecues, vacations, and spending time with family and friends doing things we enjoy. We hope everyone has a relaxing and rejuvenating few months.

We are writing to all owners in Shadow Run about (1) the Association's need for volunteers to serve on the Board of Directors and (2) the adoption of a new rule pertaining to approved colors for the exteriors of homes.

Need for Board Members

The Association is in desperate need for individuals to volunteer to serve on the Association's Board of Directors ("Board"). As a nonprofit corporation, the Association takes action through and its affairs are managed by the Board.

The Board is made up of individuals in the community who volunteer their time to make the community a better place to live for all of its residents. Without enough Board members, the Association cannot function, which as explained below, can result in increased assessments and substantial liability to both the Association as a whole and to individual owners.

The Association's Bylaws provides that there are five Board members. Without enough Board members to constitute a quorum of the Board (three Board members), the Board would not be able to function. Although serving on the Board can be a rewarding experience and is a great way to become involved in and give back to the community, in recent years it has become increasingly difficult to find volunteers to serve on the Board.

Without a functioning Board, the Association cannot maintain or regulate the use of the common areas, enforce architectural controls, maintain the Association's corporate status, obtain insurance, collect assessments, pay bills, retain legal counsel or other professional services, respond to owner questions or complaints, or do the numerous other things that are required by the Association's recorded covenants and state law for a properly functioning homeowners association.

Not having a functioning Board could also have a devastating impact on the community. For example, if the common areas are not maintained, they will become an eyesore and will have a detrimental effect on property values. If architectural controls aren't maintained, invariably some of the lots will become eyesores and/or structures will be erected or painted in such a manner that is not consistent with the rest of the community. Over time, the community would lose its cohesive and high standard of appearance, depressing property values.

In addition, a lack of a functioning Board means the Association could not purchase insurance or maintain its corporate status to insulate owners from liability. For example, if someone was injured while using the common areas, individual lot owners could be jointly and severally liable for any damages. In other words, each individual owner could be sued personally, and their personal assets could be used to satisfy any judgment. Having an active, functioning Board helps prevent this extremely undesirable scenario.

If a sufficient number of owners do not volunteer to serve on the Board, one of the more likely possibilities is a lawsuit being filed in superior court to have a receiver appointed to take over managing the operation of the Association. The receiver would be given the authority to govern our Association, including determining how much to assess owners and how the common area and individual lots should be maintained. Not only would this mean we would lose our ability to self-govern, but assessments would also likely increase dramatically to pay the receiver's fees and the associated legal fees and costs of having one appointed. Put plainly, it would be a very expensive process that all owners would have to pay for.

The Board is hopeful that new individuals will step forward to volunteer to take over leading the Association for the benefit of all residents in the community. This can be a rewarding and truly effective way to contribute to the overall betterment of our community. The current Board members encourage you to contact them if you have any questions or are interested in volunteering.

Rule Addressing Exterior House Colors

In order to maintain a cohesive and attractive appearance, the Association's governing documents give the Board the authority to regulate the exterior painting of homes. As some of you know, the Association has had to take enforcement action in recent years due to owners painting their homes with colors that the Association did not approve.

In the interest of clarity, the Board has revised the rules that addressing the colors that can be used to paint the exteriors of the homes. A palette of the acceptable colors is included so there is no confusion going forward. The rule will only be applied prospectively. Over time, our community should take on a more uniform appearance, increasing property values for everyone.

Please note that even if you intend to repaint the exterior of your home with approved colors, you still need to obtain Board approval prior to painting by submitting an Architectural Control Application.

The Board thanks you for your attention to these matters. We hope everyone has a great summer.

Sincerely yours,

Shadow Run Homeowners Association

RESOLUTION OF THE BOARD OF DIRECTORS

OF

SHADOW RUN HOMEOWNERS OWNERS

WHEREAS, the Board has the authority to adopt rules and regulations governing the maintenance and use of the Property and other matters of mutual concern to lot owners pursuant to RCW 64.38.020(1) and Declaration Subsection 4.2.8; and

WHEREAS, the Board has the authority to exercise any powers necessary and proper for the governance of the Association pursuant to RCW 64.38.020(14) and Declaration Section 4.2.9; and

WHEREAS, the erection of any structures and any alterations thereto require the consent of the Board pursuant to Declaration Subsection 5.1.1; and

WHEREAS, the Board has the authority to deny any architectural control application based on the color or color scheme of any structure, or alteration thereto, which is not suitable or desirable in the Board's reasonable opinion, aesthetic or otherwise, pursuant to Declaration Subsection 5.1.6; and

WHEREAS, the Board has the authority to take into consideration any exterior color scheme and the harmony thereof with the surroundings and any and all factors, which in the Board's opinion, affects the suitability or desirability of the structure or alternation thereto pursuant to Declaration Subsection 5.1.7; and

WHEREAS, the Association has previously adopted **ARCHITECTURAL CONTROL CONDITIONS** that are currently in effect; and

WHEREAS, the Board has determined it is in the best interest of the Association that a palette of paint colors be approved for most structures, including homes; and

WHEREAS, a majority of the Board approves adopting the below rules and attached color palette; wherefore

BE IT RESOLVED that the below rules and color palette are hereby adopted; and

BE IT FURTHER RESOLVED that the **ARCHITECTURAL CONTROL CONDITIONS, ARTICLE II. ARCHITECTURAL CONTROL RULES, Rule J. Exterior Finishes**, is hereby replaced with the following rule:

J. Exterior Finishes

1. Prior ACC approval is required before painting any part of the exterior of any structures on an owner's lot.

2. Except as provided in Rule J.3, the exteriors of any structures on an owner's lot may only be painted with the colors included on the attached color palette.
3. Trim, vents, entry doors, shutters, and fences do not have to be painted using the colors on the attached color palette. However, the ACC encourages use of the colors in the attached color palette for these items and has the authority to refuse any color, which in the ACC's reasonable opinion, is not suitable or desirable pursuant to Declaration Article 5.

; and

BE IT FURTHER RESOLVED that the foregoing rules and color palette shall be added to the **ARCHITECTURAL CONTROL CONDITIONS** and be sent to owners at which time the rule will go into effect; and

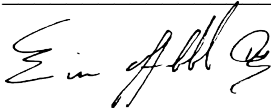
BE IT FURTHER RESOLVED that the rule will only be enforced prospectively; and

BE IT FURTHER RESOLVED that any other prior inconsistent rules, policies, or Board resolutions are hereby rescinded.

Adopted this 19th day of August, 2025.

BOARD OF DIRECTORS

By: Einar Offerdahl III
Its: President

A handwritten signature in black ink, appearing to read "Einar Offerdahl III", written over a horizontal line.

RESOLUTION OF THE BOARD OF DIRECTORS

OF

SHADOW RUN HOMEOWNERS OWNERS

WHEREAS, the Board has the authority to adopt rules and regulations governing the maintenance and use of the Property and other matters of mutual concern to lot owners pursuant to RCW 64.38.020(1) and Declaration Subsection 4.2.8; and

WHEREAS, the Board has the authority to exercise any powers necessary and proper for the governance of the Association pursuant to RCW 64.38.020(14) and Declaration Section 4.2.9; and

WHEREAS, the erection of any structures and any alterations thereto require the consent of the Board pursuant to Declaration Subsection 5.1.1; and

WHEREAS, the Board has the authority to deny any architectural control application based on the color or color scheme of any structure, or alteration thereto, which is not suitable or desirable in the Board's reasonable opinion, aesthetic or otherwise, pursuant to Declaration Subsection 5.1.6; and

WHEREAS, the Board has the authority to take into consideration any exterior color scheme and the harmony thereof with the surroundings and any and all factors, which in the Board's opinion, affects the suitability or desirability of the structure or alternation thereto pursuant to Declaration Subsection 5.1.7; and

WHEREAS, the Association has previously adopted **ARCHITECTURAL CONTROL CONDITIONS** that are currently in effect; and

WHEREAS, the Board has determined it is in the best interest of the Association that a palette of paint colors be approved for most structures, including homes; and

WHEREAS, a majority of the Board approves adopting the below rules and attached color palette; wherefore

BE IT RESOLVED that the below rules and color palette are hereby adopted; and

BE IT FURTHER RESOLVED that the **ARCHITECTURAL CONTROL CONDITIONS, ARTICLE II. ARCHITECTURAL CONTROL RULES, Rule J. Exterior Finishes**, is hereby replaced with the following rule:

J. Exterior Finishes

1. Prior ACC approval is required before painting any part of the exterior of any structures on an owner's lot.

2. Except as provided in Rule J.3, the exteriors of any structures on an owner's lot may only be painted with the colors included on the attached color palette.
3. Trim, vents, entry doors, shutters, and fences do not have to be painted using the colors on the attached color palette. However, the ACC encourages use of the colors in the attached color palette for these items and has the authority to refuse any color, which in the ACC's reasonable opinion, is not suitable or desirable pursuant to Declaration Article 5.

; and

BE IT FURTHER RESOLVED that the foregoing rules and color palette shall be added to the **ARCHITECTURAL CONTROL CONDITIONS** and be sent to owners at which time the rule will go into effect; and

BE IT FURTHER RESOLVED that the rule will only be enforced prospectively; and

BE IT FUTHER RESOLVED that any other prior inconsistent rules, policies, or Board resolutions are hereby rescinded.

Adopted this _____ day of _____, 2025.

BOARD OF DIRECTORS

By: _____
Its: _____