



**Board of Director's Regular Meeting Agenda  
6:30 PM February 26, 2026 - Kennewick Library**

**Called to Order:** 6:36 PM

**Guests:** Marie Swita, Morgan Grossman, Brenda Schumaker, Shade Orr

**Present:** Dirk Weiler, Heidi Weiler, Andy Denton, Chuck Torelli, Josephine Small, Dean Nelson, Tiffany Nelson

**Absent:**

**Secretary's Report:**

Approve January's minutes-

- Chuck Torelli motioned to approve the minutes as presented. Dirk Weiler second the motion. All present approved.

**Treasurer's Report:**

- Financial Report Review-Shade Orr discussed how the HOA management group sends the budget summary page. Dirk Weiler reviewed the balances of all accounts.
  - Debit card for use for when the board needs to purchase items. There is a 0 balance. Board will need to add money to account before each use.
  - Delinquent notices were sent out. Some of the neighbors in arrears have reached out to set up payment plans. Liens are not able to pay monthly. The lawyers usually want a one-time amount.
  - Marie Swita expressed concerns on homes that haven't paid that will be aging out. Shade Orr shared that you don't necessarily need a lien against a home to get paid the money owed. The title company will always send them notices of the sale and then the HOA is paid their portion in the closing. The HOA management has been paid before on other instances like foreclosures.
- Audit and Reserves Study—Einar is no longer with the board, so we need to see what the next steps will be. The reserve study was finished. We must start a couple years in advance to prepare.

**Add On Topics For This Meeting:**

- Morgan Grossman asked where are we at with compliances?
  - Management group drives through once a month. Usually on a Thursday. Any board members can ride along. Respond to her email if you are interested.
- Marie Swita request that we put the contact information on the website so people know who to contact for violations.

### **Board Member Positions:**

- Heidi Weiler was nominated by Chuck Torelli to be the President. Andy Denton second the motion. Heidi Weiler accepted this position. All present approved.
- Josephine Small was nominated by Chuck Torelli to be the Vice President. Dean Nelson second the motion. Josephine Small accepted this position. All present approved.
- New terms were set by the board for these positions:
  - President-Heidi Weiler-2 years
  - Vice President-Josephine Small-1 Year
  - Board Members-
    - Andy Denton-3 years
    - Dean Nelson-2 years
    - Chuck Torelli-1 year
- Board meetings require at least 3 board members in attendance to conduct business.
- Tiffany Nelson is the secretary/treasurer

### **Old Business:**

- Violations-
  - 1-year paint letters were sent and had to require the they be painted by September. There are still some out there that haven't painted.
  - All the fence and garbage cans violations were sent out. Discussion on trailers and dead trees and windows. Dirk Weiler has copies of these violations. The board discussed abandoned cars in the neighborhood. Can the HOA do anything about them? Vehicles can be letters from the HOA. We can contact the police also. Reports can be sent by HOA management to law enforcement.
  - Josephine Small requested that the tree skirt levels need raised for the safety of children in the parks. Dead branches are hanging down. The board agreed on 12 feet. Andy reported that kids are throwing broken branches into his yard. They are also adding graffiti on the fence behind the bushes at the park. The police can be contacted and they send a crew to remove that.
  - The playground has a bracket that was messed with on the main playground. The bolt needs pounded down. Potential for injury for kids. Dirk Weiler will follow up with Heritage.
  - Dirk Weiler will follow up on getting the keys for the parks and other items.
  - Ivy is growing on the trees in the main park also. Heritage can weed whack those also.

- Dirk Weiler will check with Heritage on the signs at the entrance also. The trees are all losing their bark and it is just a matter of time before those need replaced. \$14,000 reserved to remove the trees. How much would it cost to replace with bushes instead? It is up to the new board whether they will replace them when they pull it. The previous board was not going to replace them.
- Utility sign-done and moved finally.
- Dirk Weiler is going to keep the relationship with Heritage Landscaping company.

**New Business:**

- Einar has the keys to transfer to the new board.
- How to get people more involved-
  - In the past the community events stopped because 1. No one came 2. Vandalism/stolen property.
  - Community Garage sale-the whole neighborhood used to participate
  - Potlucks and/or cookie exchange
  - Getting out events and meeting notices through a representative for each area of the neighborhood.

**Open floor:**

- Could we have volunteers to step up—Welcoming packets are now sent by the management.
- Josephine Small would like to take something to the new homes to welcome the people to the neighborhood in a more personal way.
- Did anyone check the PO Box—would have to check with the post office since the PO Box was cancelled.

**Adjourn meeting:**

- Heidi Weiler thanked everyone in attendance. Meeting was adjourned at 7:55 pm.

Next Regular Meeting will be held March 19, 2026, @ 6:30 pm on zoom.

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SHADOW RUN  
HOMEOWNERS'  
ASSOCIATION

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SHADE@THEHOAMANAGEMENTGROUP.COM



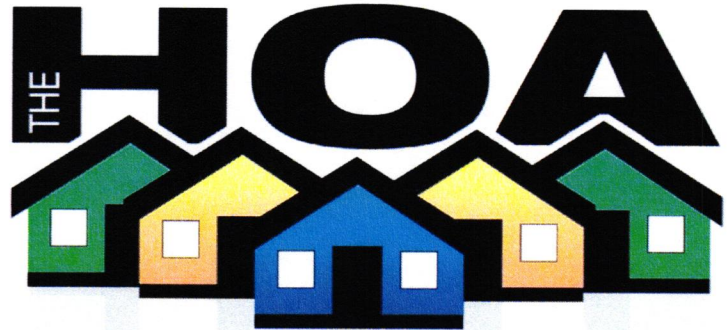
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THE HOA MANAGEMENT GROUP INC  
6725 W CLEARWATER AVE  
KENNEWICK, WA 99336

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Monthly Report  
January 2026

Prepared By: Shade Orr  
February 17, 2026



Management Group, Inc.

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**Reserve Fund:** *Reconciled 02/17/2026*

GL 1171: \$124,646.21

**Reserve Fund Expense:**

Deposits: \$2,776.20

Expenditures: \$0.00

**Operating Fund:**

The ending balance in the Operating Trust account was \$71,009.70; see the Balance Sheet. There was \$2,771.50 in prepaid funds on hand, see account 2300 on the General Ledger, leaving \$68,238.20 in available operating funds. The ending balance in the Operating Debit Card account was \$0.00.

**Homeowner Balance:**

Totaled \$33,085.63

Late Fees/Interest Applied: -\$13.94

**Operating Expenses:**

Operating expenses totaled \$7,140.53; see Income Statement.

*Check Register Report included for detail breakout.*

**Aged Payables:**

Totaled: \$0.00 See Aged Payable Report for further detail.

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