c/o The HOA Management Group
6725 W. Clearwater Ave.
Kennewick, WA 99336
Phone (509) 579-4101
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SHADOW RUN AT CANYON LAKES HOA

NOTICE OF BOARD OF DIRECTORS MEETING

Monday, November 16, 2026 • 6:00 P.M.
1620 S Union St., Kennewick, WA

Dear Homeowners,

On behalf of the Board of Directors, I would like to invite you to attend an upcoming in-person Board meeting. This will be the final meeting dedicated to discussing the border fence before the Board determines how to move forward. We know this is an important issue for our community, and the Board wants to make sure homeowners have one last opportunity to share their thoughts and concerns.

We strongly encourage homeowners to attend, ask questions, and provide feedback on the border fence options. This is the last planned opportunity to discuss the fence with the Board at a meeting before a decision is made, and we hope to hear from as many homeowners as possible.

The Board will also be reviewing the draft 2027 budget. Once the Board has approved a proposed budget, it will be sent to homeowners for ratification.

Included in this mailing:

- Draft Meeting Agenda

We hope to see you there! If you have any questions about the meeting or the enclosed agenda, please feel free to contact me directly.

Best Regards,

Chalene Thai
Property Manager
The HOA Management Group, Inc.
On Behalf of the Board of Directors
Chay@celskiandassociates.com

Shadow Run at Canyon Lakes HOA

BOARD OF DIRECTORS MEETING AGENDA

Monday, November 16, 2026 | 6:00 PM
1620 S Union St.

1. **CALL TO ORDER**
    - 1.1 Establishment of Quorum
2. **HOMEOWNER FORUM**
3. **MINUTES & FINANCIAL STATEMENTS**
    - 3.1 Approval of Meeting Minutes
    - 3.2 Approval of Financials
4. **COMPLIANCE REPORT**
5. **UNFINISHED BUSINESS**
    - 5.1 Border Fence
6. **NEW BUSINESS**
    - 6.1 2027 Draft Budget
    - 6.2 2027 Annual Meeting Preparation
    - 6.3 Garbage Cans
7. **CONSENT AGENDA**
    - 7.1 ARC Requests
        - 10/1: 3435 S Dennis St- Exterior Paint
        - 10/12: 2602 W 34th Ave- Exterior Paint
        - 10/12: 3461 S Dennis St- Roof Replacement
        - 10/28: 3302 S Dennis Ct- Roof Replacement
8. **ESTABLISH THE DATE OF THE NEXT MEETING**
9. **EXECUTIVE SESSION**
    - 9.1 Compliance
    - 9.2 Delinquencies
10. **ADJOURN**

Management Contact: Chay Thai | The HOA Management Group
Chay@celskiandassociates.com | 509-579-4101

Please note: This agenda is subject to change.