

Shadow Run at Canyon Lakes Homeowners Meeting Notice

The Shadow Run HOA's ("HOA" or "Association") Board of Directors ("Board") invites you to a meeting on October 30th, 2024 at the Kennewick Public Library on Union St. Your participation is encouraged. The agenda for this meeting is: An open community discussion regarding the solicitation of bids for select property management services for the Shadow Run HOA, with services to begin in January of 2025. There is no virtual teleconferencing bridge provided for this meeting.

Community Town Hall to Discuss Property Management Services

October 30th, 2024 at 6:00 PM
Kennewick Public Library Union St. Branch
1620 S. Union St., Kennewick, WA 99338

Background information: The previous two Association treasurers were given a monthly stipend for performing treasurer duties, some secretary duties, and other additional board-directed duties outside of the treasurer's and secretary's duties. The stipend amount was \$500 per month for many years, and was eventually increased to \$800 per month. In 2022, the Board elected to halt the treasurer's stipend and instead enter into a contract for property management services. In 2022, the Board solicited bids for property management services and elected to award the work to a new LLC formed by the then current treasurer.

In January 2023, the community voted down the proposed 2023 budget that included a budget line item for property management services. Within a month following the community's rejection of that budget, all five members of the HOA board resigned, the treasurer resigned, and the secretary resigned. A new board was immediately elected, and by the summer of 2023, a new treasurer and a new secretary volunteered and were appointed.

The current treasurer does not currently receive a stipend for treasury work. A new 2023 budget, excluding the property management services, was ratified. The current 2024 budget also does not include property management services.

Four of the five current Board members have served since January 2023. It is the unanimous opinion of this current Board that the volume of workload that must be performed by the treasurer, the secretary, and the board in order to meet the Association's minimum business needs is not sustainable. In plain speak, the amount of work that the Shadow Run HOA must perform exceeds the amount of volunteer time that has been historically available.

The HOA conducts its business by volunteers, and insufficient volunteers have been available. The HOA has had chronically low participation by its Association members for many years. Unfortunately, even when there are insufficient volunteers available to conduct the HOA's business, the HOA is still obligated by its Declaration of Covenant, Conditions, or Restrictions, its By-laws, and Washington State Law to perform this business.

In order to make the HOA sustainable going forward, and to enable the HOA to conduct its necessary business even during times of low volunteerism, this Board will propose a budget line item for 2024 that once again includes property management services. The Board will strive to strike a balance between managing costs. As a reminder, the 2023 and 2024 budgets exclude the \$800 per month that was historically paid as a monthly stipend to the treasurer.

From preliminary discussions with outside vendors, property management services range anywhere from \$500 to \$1,500 per month. The HOA can afford some selective property management services without major assessment increases.

Your participation is encouraged: Your attendance and participation at this meeting is highly encouraged. The Board will use the community feedback gathered at this meeting to set a property management budget, and to create a bid package, and to solicit bids from various property management services companies.