



**Shadow Run**  
at Canyon Lakes HOA  
**Board of Directors Meeting Minutes**  
October 7, 2019 – Kennewick Library- Union St.

**Board Members present: Ben Swita, Anita Chung, Howard Chung, Brenda Schuhmacher, Mark Pianowski, Marie Swita**

**Absent:** Carmen Pianowski ~ No guests

**Call to order:** The meeting was called to order at 6:02pm by Mark Pianowski.

**Secretary Minutes:** Ben made the motion to accept the minutes from the September meeting, Howard 2nded and the motion carried.

**Treasurer's /Financial Reports:**

Marie handed out a *Profit and Loss Budget vs Actual* statement, *Balance Sheet*, monthly *Check Book Detail* and *Homeowner Delinquency Summary* up to 09/07/2019.

- Marie updated those in attendance on 3 more upcoming liens and status from homeowners regarding foreclosure lawsuits
- The new Delinquent Homeowner amount is now \$12,381.47 that is owned to Shadow Run homeowners.
- \$11,132.88 is the amount of homeowner incurred legal fees so far this year.
- There was lengthy discussion regarding whether to accept a monthly payment and what amount from the resident on the Buntin St property. Anita made a motion to send a letter to the resident asking for a \$300.00 a month payment instead of the \$200.00 a month payment that the homeowner suggested. The \$200.00 payment would take over a year to pay off.

**Landscaping and Community Enhancement Committee:**

- Irrigation will be discontinued in October .by the KID and Jesse's will blow out sprinklers after that date.
- Ben reported that Jesse will be looking at what the trimming cost will be for trimming the homeowner's trees along the fence line on Ely.
- Houses will be notified that they will need to prepare for painting next year, along with some that have two toned garages.
- The Board voted NOT to maintain sidewalks for winter 2019-2020 snow removal.

**Old Business:**

- After a complaint, Mark and Brenda made a visit to a neighbor's house and Marie stopped and talked to neighbors regarding the house on Dennis Ct. The front yard is overgrown, the garbage cans sit outside either on the driveway or on the front yard, the backyard has trees encroaching into a neighbor's fence. Neighbors have worked tirelessly for years to help this homeowner keep up, even spent money on tree trimming and removal but it is getting out of control and they have their own yard work to do and can no longer keep this up for the homeowner. The board voted unanimously to start the fining process in order to get the homeowner to clean up their yard.
- Marie was going to ask the attorney regarding what is our next step when a homeowner buys a house to use as a rental when our CC&R's say no, not for a year.

**Adjourn:** The meeting adjourned at 7:05 pm.

**Next meeting:** Monday, **November 4, 2019**, at 6:00 p.m at the library. We will have this room for one hour.

Respectfully submitted:  
Brenda Schuhmacher, Secretary.