



# Shadow Run at Canyon Lakes HOA

January 29, 2020

Kennewick Library – Union Street

2020 Annual Meeting of Homeowners

There were 2 homeowners Joe and Linda Small present besides Board members Ben Swita, Howard Chung and Anita Chung. Marie Swita, Board Treasurer and Brenda Schuhmacher, Secretary.

Absent: Mark and Carmen Pianowski and representatives from 192 other households.

Howard called the meeting to order at 6:30pm.

**Introduction:** Vice President Howard Chung welcomed the homeowners and introduced the current board members. Howard cited the accomplishments of the HOA this year and answered a question or two from the Small's. He talked about the trees, board meetings and projects accomplished for the year.

### **Treasurers Report:**

- Marie spoke about the 2020 budget and went line by line offering information regarding why the numbers were the way they were. She explained that there was a budget meeting held in November with board members to come up with the monies necessary for 2020. Anita made the motion to accept the budget for 2020 and Ben seconded, the motion carried.
- Marie, being the HOA attorney liaison also reiterated the importance of our HOA attorney, and the work it has taken to recover money from liens, overdue assessments, fines and fees for 2019.
- Marie also let those in attendance know that the HOA has currently \$19,136.03 in delinquencies from homeowners. She also spoke about how that money will be collected.
- The Audit mandated by Washington State was also discussed. The RCW dictates an HOA to have an audit done yearly.

### **Committees:**

- Committees include *ACC, Welcoming, Activities and Rules and Regs* taken care of by the board since there are no volunteers to do them. *Landscaping and Community Enhancement* is chaired by Ben Swita and he serves as our liaison to the landscape company.
- No one wanted to sign up to be part of a committee so that responsibility will continue to be the responsibility of the board.

### **Election of Officers:**

- There were no nominations and no volunteers from those attending to participate as a new board member in 2020. This will be taken up again at the next meeting of the Board in March.

### **Q & A:**

- Discussion regarding what it takes to change a CC&R. A change would need to be drafted and 2/3 of the 197 residents would have to approve to rescind or add to the governing documents a current CC&R.
- To include self-addressed envelopes to be included with the assessment invoice to mail back to the HOA with payment was discussed. Howard made a motion to include this next July. Ben seconded and the motion carried.

The meeting adjourned at 8:34pm. **Next meeting** will be at the home of Brenda Schuhmacher **6:00p.m.** on Monday night, **March 2<sup>nd</sup>, 2020.**

Respectfully submitted  
Brenda Schuhmacher, Secretary.