



Shadow Run
at Canyon Lakes HOA
Board of Directors Meeting Minutes
October 5, 2020 – Zoom meeting.

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

Absent: No

Call to order: The meeting was called to order at 6:04pm by Mark Pianowski.

Secretary Minutes: Howard made the motion to accept the minutes from the September meeting, Carmen seconded and the motion carried.

- Brenda put the suggestion out there for our Annual Meeting to be a Zoom meeting and some of the specifics that might be needed for that to happen. We will discuss this more at next month's meeting.

Treasurer's /Financial Reports:

Marie handed out a *Profit and Loss Budget vs Actual* statement, *Balance Sheet*, *Check Book Detail* and *Delinquent Homeowner Summary* up to 10/05/2020.

- Marie updated to the Board, the status on liens, homeowner fines, wage garnishments and foreclosure lawsuits
- The Fee was paid and paperwork done to the Secretary of Washington State for our filing renewal for our HOA nonprofit status.
- The new Delinquent Homeowner amount is now \$20,397.90 that is owed.
- Mark made the motion and Howard seconded to direct \$20,000 out of the Money market account to the Reserve Fund acct. Marie will now be renaming the Money Market Account to the Reserve Money Market account. Account #80 will be Savings and #84 will be the Reserve Money Market Account.
- The attorney sent the Board a letter from a homeowner to accept a monthly payment plan from a resident who is behind on their assessments. After lengthy discussion, Mark the made a motion and Howard seconded to direct our attorney to send a letter to the resident asking for the full amount to be paid in 60 days or we will proceed to foreclose.
- Marie reported on another home we have tried in the past to accommodate by setting up a payment plan but after one payment, nothing has been paid including their assessment. That home is moving through the process of a sheriff's sale and foreclosure. Homeowners are/were given multiple opportunities to work payment plans out with the Board or attorneys long before we moved to these remedies of a Sheriff sale or foreclose.

Landscaping and Community Enhancement Committee:

- No communication from Jesse's regarding landscaping the South Entrance. We will shelve anymore attempts to do this until late January 2021.
- Repairs were made to our sprinkler system recently by Jesse's and we received an unexpected bill for that repair that was not part of our budget. Discussion ensued and Carmen made a motion to have wording in the contract with Jesse's to let us know about unexpected costs/repairs above and beyond \$1,000.00 so we are able to have funds available for payment. Anita seconded. Mark will work on possible language in the contract to be included for that purpose.

Old Business:

- Marie has been in contact with the Reserve study company and we can expect a report sometime the end of October.

Adjourn: The meeting adjourned at 8:00 pm. Next meeting: Monday, **November 2, 2020**, at 6:30 p.m via Zoom.

Respectfully submitted:
Brenda Schuhmacher, Secretary.