



Shadow Run at Canyon Lakes HOA

January 27, 2022

Annual Meeting - via Zoom / 7:00 pm

There were 2 homeowners present besides Board members Ben Swita, Howard Chung, Josh Mears, Marie Swita, Board Treasurer and Brenda Schuhmacher, Board Secretary.

Guest(s): Lucas and Catherine Reynolds, Spencer Ward

Absent: Representatives from 193 other households in the neighborhood.

Howard called the meeting to order at 7:05pm.

Introduction: President Howard Chung welcomed homeowners in attendance and introduced the current board members. Howard cited the accomplishments of the HOA this year. He talked about board meetings and other projects completed in 2021.

Secretary Report: November minutes were distributed via email earlier. Josh made the motion to accept the minutes, Ben 2nd. The motion passed. There was no December meeting.

Treasurers Report:

- Marie spoke about the 2022 budget and offered information about the numbers. She talked about the budget meeting held in November with board members to come up with the monies necessary for 2022. Josh made the motion to accept the budget for 2022 and Howard seconded, the motion carried.
- Marie also let those in attendance know that the HOA has currently \$3,733.82 in delinquencies from homeowners. This is one of the smallest amounts in years. She spoke about why and how that money will be collected.

Committees:

- Committees include *ACC*, *Welcoming*, *Activities* and *Rules and Regs*. These are currently taken care of by board members 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, Jesse's.

Election of Board Members:

- There were no nominations but we did have two homeowners step up to volunteer to fill the two vacancies on the Board. Catherine Reynolds and Spencer Ward will service with Josh Mears, Howard Chung and Ben Swita for the 2022 Board of Directors.

Q & A:

- There was discussion regarding what it takes to change an ACC or CC&R's. A change would need to be drafted and 2/3 of the 199 residents would have to approve to rescind or add to the governing documents a current CC&R. An ACC rule change will have a little more leeway and not have to be voted on by the 2/3rd majority neighborhood of the neighborhood.

The meeting adjourned at 8:20pm. **Next meeting** will be held via Zoom on **Monday night, March 7th, 2022 at 6:30pm**. Brenda will send out the Zoom link that afternoon.

Respectfully Submitted,
Brenda Schuhmacher, Secretary.