



Shadow Run
at Canyon Lakes HOA
Board of Directors Meeting Minutes
June 6, 2022

Board Members present: Josh Mears, Spencer Ward, Ben Swita, Catherine Reynolds, Howard Chung, Brenda Schuhmacher, Marie Swita,

Call to order: The meeting was called to order by President Josh Mears at 6:30pm.

Guests: Drew Flesher, Brenda Flesher and Sean – all Shadow Run homeowners

Secretary's report:

- A motion was made by Ben and seconded by Catherine to approve the April minutes. The motion passed.

Treasurers /Financial Reports:

- Marie presented the *Checking/Savings, Profit and Loss Budget vs Actual, Profit and Loss OPERATING, Delinquent Homeowners Summary* and the *Check Detail* for the month to June 5, 2022.
- The board was updated on Liens and payments etc., by residents etc. There is a delinquent homeowner balance of \$7,042.38.
- Our Board and Liability Insurance for the HOA is due in August so Marie will be seeking bids. Past costs have been around \$3,800.00 for insurance.
- The magnets came in and has the SRHOA contact information on them. Besides new homeowners, she will include this for ALL residents in the next assessment billing.
- A CPA light audit versus an in-house audit was discussed. Josh made the motion to proceed with a in-house audit sometime this summer. Catherine seconded and the motion passed. We will finalize these plans next meeting.
- Brenda Flesher suggested that the Board collect assessments on different months besides January and July in the Calendar year in order to avoid the holidays.

Landscaping and Community Enhancement Committee:

- Ben reported he counted three of the newer trees that are dead or in distress along Ely and 36th. He will contact Jesse's to come take a look at them and also the trees in the 33rd Ave. Island and see what their recommendation is for those trees.

Old Business:

- Josh has contacted OWT and the gentleman who was going to handle the web site and fillable PDF changes was on vacation for two weeks so he will contact him again this week for a follow up appt.
- The ACC painting form was discussed again and how it could be changed. Board members are supposed to bring suggestions to the next meeting.

New Business: 2023 budget

- The Reserve Study, the consequences of inflationary costs experienced from billing and the upcoming budget for 2023, was considered at the Executive Session meeting in May to work on at tonight's meeting. There is normally a increase in yearly costs up to 3.5% but with inflation at 8.78%, the budget will be tweaked for 2023 and presented to the residents along with an assessment increase to make up for that cost escalation. Notable changes included on the proposed 2023 Profit and Loss Operating Budget are:
 1. Under Expenses the *Bookkeeper* line item will now be labeled Property Management
 2. Sean suggested that to make the language understandable to our residents, it might be better to take the *Common Area Improvements* line in expenses to \$0.00 right now and include any future expenditures in the *Landscaping Maintenance and Repair* line. Josh made the motion to make these line item changes, Catherine seconded and the motion passed.
 3. The proposed assessment increase for 2023 will be \$395.00 a year and billed at \$197.50 twice a year. That notice will go out to homeowners after the last 2022 assessment is mailed in July.

Adjourn: Josh adjourned the meeting at 8:35 pm.

Next meeting: July 11th. Marie will ask again for the library.

Respectfully submitted: Brenda Schuhmacher, Secretary.