



Shadow Run
at Canyon Lakes HOA
Board of Directors Meeting Minutes
July 11, 2022

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

Call to order: The meeting was called to order by President Josh Mears at 6:32pm who welcomed homeowners to our first meeting in the Main Park.

Guests: John Julison, Jerry & Wendy Hardy, Caitlin Owen, Marcy Mokler, Sharyn Wood+ard, Jo Small, Rodger & Sandra Schultz, Chris and Kathy Yale, Matt & Sherrie Denise, Mike Spaulding, Bill & Tracy Engel, Terry & Liz Jones.

Secretary's report:

- A motion was made by Ben, seconded by Howard to approve the June 6th meeting minutes. The motion passed.

Treasurers /Financial Reports:

- *The Balance Sheet, Profit and Loss Budget vs Actual, Profit and Loss Operating, Check detail, Delinquent Homeowners Summary* plus the proposed 2023 Budget was presented by Marie. There was discussion and questions and explanation of the proposed budget planning with assessment increase. A post card will go out before the next assessment letting homeowners know the exact amount of the increase.
- Paying for assessments was brought up. In order to use a charge card, there would take a 3% increase to assessment charges to offset those charges. According to our CC&R's Article 7, we cannot add any charges to increase an assessment unless 67% of the homeowners voted to do that with an amendment to our CC&R's. Josh asked if there was anyone who would like to spearhead that committee to start that process and no one volunteered.
- The board was updated on Liens and payments etc., by residents. There is a delinquent homeowner balance of \$6,853.01
- The Reserve Fund was discussed and explained to the homeowners. Inflation and the increased cost of goods and services was included in that discussion along with an upcoming Reserve Study.
- Marie went over the insurance quotes we received in the mail so far from the four vendors we asked for bids. The Board will vote at the August 1st meeting for that policy.

Landscaping and Community Enhancement Committee:

- Ben reported that he has sent Jesse's Landscaping a list of things to be done and for them to evaluate for the grounds including the diseased trees at the 33rd St entrance and replacing the dead trees and trimming the ones getting gangly.
- Comment was made regarding more pea gravel needing to be added to the playground area at the Main Park. Ben will contact Jesses to see about that getting done. Also, a resident brought up having some kind of pad at the base of the slide to shorten/soften the drop. The board will look into that.

Old Business:

- Josh has been in touch with the OWT Contact and the web site is being constructed so we can have fill-in forms and easier additions made by Marie.
- We will be scheduling an in-house audit this year. Josh asked the residents in attendance if anyone would be willing to donate 2 hours of their time to help out with that audit and one homeowner volunteered. Brenda will touch base with Kathy and get it scheduled. In the past we have had four people examine the books, check book, ledger etc to do that audit. On rotating years, the audit is done via a CPA.

New Business:

- There is a vacancy on the Board since Catherine has moved away. Josh asked those in attendance tonight if they would be willing to serve out her two year term. No one volunteered.

Adjourn: The meeting adjourned at 7:55 pm.

Next meeting: The next meeting date will be Monday, August 1.

Respectfully submitted:
Schuhmacher, Secretary.