



Shadow Run
at Canyon Lakes HOA
Board of Directors Meeting Minutes
September 12, 2022 / via Zoom

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

Call to order: The meeting was called to order by President Josh Mears at 6:32 pm.

Absent: Spencer Ward

Guests: Brenda Flesher, Jeshua Sargetis

Secretary's report:

- Ben motioned to accept August minutes as written. Motion passed.

Treasurers /Financial Reports:

- *Checking/Savings, Profit and Loss Budget vs Actual, Profit and Loss Operating, Check detail, Delinquent Homeowners Summary and the 2023 proposed budget* was presented by Marie.
- Marie updated the board on delinquencies and current liens. There is a delinquent homeowner balance of \$11,848.17 compared to \$15,405.38 last month.
- Quicken data has been sent to the CPA for Audit.

Landscaping and Community Enhancement Committee:

- After receiving one more bid, Ben made a motion to accept Jesse's landscaping bid. Josh seconded and the motion carried. They will deliver, place and rake out the pea gravel when delivered next week.
- Brenda expressed concern again that the 36th Ave area continues to look brown. Ben will contact Jesse's about increasing the water time.

Old Business:

- The beta example of the almost complete web site was mailed to board members with more updates. Josh stated they are about ready to make that new site go live after fixing a few more forms.

New Business:

- A second letter will go out to the home owner on Conway Ct who is refusing to trim trees off the perimeter fence. Josh make the motion and Howard seconded to have the HOA trim the tree and pass that cost onto the homeowner if they don't have it trimmed by the date stated on the letter. Ben will contact Jesse's.
- Howard made the motion to approve the 2023 proposed budget, Josh seconded and the motion passed.
- A letter and that proposed budget will be mailed out to the homeowners by October 1, so they can budget for that assessment increase in January.
- Howard made a motion to include the yearly outside Audit on the Budget as a separate line item. Ben seconded and the motion passed. The only way to save this amount every year is to have 67% of the residents vote to have the audit in-house and outside alternating years.
- Jeshua Sargetis agreed to serve Catherine's term on the BOD for the next year or two - if he likes it. Marie will send him an email link and Brenda will drop off some Board reading material from CAI tomorrow.

Adjourn: The meeting adjourned at 7:36 pm.

Next meeting: Monday, October 10, 2022 at 6:30 either in the park or Zoom.

Respectfully submitted:
Brenda Schuhmacher, Secretary.