



Shadow Run
at Canyon Lakes HOA
Board of Directors Meeting Minutes
November 7th, 2022 / via Zoom

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

Absent: None

Guests: None

Call to order: The meeting was called to order by President Josh Mears at 6:37pm.

Secretary's report:

- Ben motioned to accept October minutes; Howard seconded. Motion passed.

Treasurers /Financial Reports:

- *Checking/Savings, Profit and Loss Budget vs Actual, Profit and Loss Operating, Check detail, Delinquent Homeowners Summary.*
- Marie explained the current delinquencies and liens. There are delinquent homeowners owing a balance of \$11,549.24.
- The CPA office that is doing our Audit is now working on the books. They have sent out a list of items (receipts, invoices etc.) to Marie that they want to examine.

Landscaping and Community Enhancement Committee:

- Trimming has been done by landscaper and fertilizer down on the lawn areas. The entrances look good.

Old Business:

- Marie will be sending out reminders to homeowners regarding painting and fines. All of these types of fines will be suspended now until the spring when weather improves and owners will be able to paint.
- All board members are asked again to look around the neighborhood for fencing that is in need of upkeep, board repair, maintenance, and if previously stained or painted needs some TLC. CC&R Article 6.1. Those owners will be sent a letter asking them to budget for those items in the spring.

New Business:

- The date of the Annual Meeting that is held the beginning of the year will be January 23rd at 7pm via Zoom.
- The Swita family volunteered to decorate and illuminate the entrance on 33rd Ave this year for the holiday on 33rd Ave entrance. The homeowner who has decorated the past three years has moved and took the lights with them. Howard made the motion to spend up to \$300.00 for new lights/extension cords/timers etc., Josh seconded and the motion passed.

Adjourn: The meeting was adjourned at 7:10 pm.

Next meeting: Tentatively Monday, January 23rd, 2023

Respectfully submitted:
Brenda Schuhmacher, Secretary