



Canyon Lakes Property Owners Association Board Meeting  
August 8, 2017

Board members present were Patty Aoyama, Ruth Beckmann, David Griffith, Jerry Martin, Emma Mercado, John Scheer, Wendy Simpson, Gary Wemhoff and Jodi Landefeld. Not present were Steve Crow, Gene Schreckhise and Todd Sprong.

Gary Wemhoff called the meeting to order at 7:00pm.

**Meeting:**

Glenn Gaboury, Villa's President, was in attendance to observe the meeting. Glenn mentioned the Villas are struggling with maturing landscaping encroaching from one property to another. Glenn will be sending an article to the Villas residents regarding this issue.

Minutes from the July monthly Board meeting held on July 11, 2017 were reviewed. A motion was made to approve the July meeting minutes by Wendy Simpson, seconded by Patty Aoyama and carried.

Financial statements from July were reviewed with no changes. A motion was made to approve the financials by Jerry Martin, seconded by Ruth Beckmann and carried. Jodi pointed out the ARC has a surplus over \$8,000 in the account. In the past, the ARC account is sufficient having \$3,000 as a balance. Jodi suggested the ARC review this and see if they would like to transfer excess funds into the Long Range Planning account.

Todd Sprong was not in attendance for the meeting.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for July have been completed and was routine.

Gary Wemhoff gave the landscape report. Gary told the Board he is working closely with Heritage on various items. 1. Olson St/S. Hill – large branch broke off tree – Top Tree will remove branch and Gary will monitor growth of tree where branch broke off 2. Top Tree to trim up the 6 Maple trees in the Olson Place circle 3. 27<sup>th</sup> & Olson Street – Heritage to remove dead tree in that area and remove tree on Canyon Lakes Drive that is a vision hazard for motorists turning left on to Canyon Lakes Drive from Olson Street 4. Gary and Mike, Heritage, met to look at all the Common Area islands – Mike will give a bid for removing all the overgrowth and planting height appropriate vegetation 5. Mike suggested the Board begin informing property owners along 27<sup>th</sup> Avenue that the block wall will be installed next year and to begin trimming/removing any trees/shrubs that will be encroaching on the new block wall 6. Gary and Mike looked at the Common Areas that need updated landscaping 7. Dead tree on Canyon Lakes Drive/S. Hill area will need removing 8. Gary to contact Padilla Masonry about the loose masonry wall blocks at the Volunteer Park as well as completing The Greens block wall. Wendy told the Board spoke with someone from the City of Kennewick and was informed the land near 27<sup>th</sup> and Ely Street is owned by the Canyon Lakes Rehabilitation and it's their responsibility to clean up the property.

Patty Aoyama gave the CC&R report. Patty told the Board she updated the CC&R report and handed the report out at the meeting. Patty and Jen are continuing to monitor the community and give out Friendly Reminders to residents who are in violation of the Rules and Regulations. The Board discussed the sign Rule, especially with all the general election signs around the neighborhood.

Jerry Martin gave the Long-Range Planning report. Jerry said John Deskins, City of Kennewick traffic manager took a new position with the City of Richland and the transition with the new manager is going very slow. Jerry will continue to work with the City of Kennewick on the speed radar signs.

Ruth Beckmann gave the Treasurer's report. Ruth told the Board the financials are in order.

Jodi Landefeld gave the Manager's report. Jodi reviewed the July action items and said she is working closely with Holly Harris from Craig Walker's office on the 2017 late assessments.

In other business, Jerry gave a handout to the Board to review at their leisure regarding Neighborhood Watch information that as was recommended by a home owner. Emma Mercado will be the new Kennewick Police liaison for the Board; Jodi will help her with the transition as liaison.

The meeting was adjourned at 8:00 pm

#### Action Item List

July 11, 2017

1. Jodi to work with Craig on delinquent assessments - On Going
2. ARC to monitor dust/debris on new construction lots – On Going
3. Jerry to work with new City manager on radar speed signs – On Going
4. Gary to contact Mike at Heritage on landscaping issues – On Going
5. Jodi to contact KPD liaison about traffic enforcement - Completed
6. Jerry and Todd to investigate property lines for Mr. Monk – On Going
7. Gary to contact Padilla Masonry on Volunteer Park block wall repairs – On Going
8. Wendy and David to contact Code Enforcement on unkempt properties outside of CL – On Going

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