



Canyon Lakes Property Owners Association Board Meeting
July 11, 2017

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

Patty Aoyama called the meeting to order at 7:00pm.

Meeting:

Mr. & Mrs. Sanders and Mr. Johnson were in attendance to discuss traffic calming in Canyon Lakes. Jerry Martin told them about the radar speed signs he has been working on with the City of Kennewick. The residents also encouraged having the police enforce the speed limit in Canyon Lakes. Jodi will contact our Kennewick Police Department liaison about having police monitor the neighborhood. Mr. Wise had an application for the ARC to review. Mrs. Martin asked the Board to alter the watering time at Volunteer Park as it is on during the morning hours when many people are walking in the park and the sprinklers are hitting the walking path. She also said the masonry wall at the back of the park has broken blocks. Gary will ask Heritage to alter the timing and will contact Padilla Masonry about the broken blocks. Mr. Klotz was present to thank the CC&R committee for getting his cul-de-sac looking much better! Mr. Monk asked the Board to look into 2 properties near him that are not in compliance with the ARC Guidelines. Mr. Monk told the Board the properties in question have issues with trees and a fence on the property lines which is contrary to the ARC Guidelines. The Board will investigate and get back to Mr. Monk.

Minutes from the June monthly Board meeting held on June 13, 2017 were reviewed. A motion was made to approve the June meeting minutes by Jerry Martin, seconded by Gary Wemhoff and carried.

Financial statements from June were reviewed with no changes. A motion was made to approve the financials by Gary Wemhoff, seconded by Patty Aoyama and carried.

Todd Sprong was not in attendance for the meeting.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for June have been completed and were routine. Jerry reviewed the list from a neighborhood drive he and John did in late June to look for ARC projects that did not have an application approved.

Gary Wemhoff gave the landscape report. Gary told the Board he is working closely with Heritage on various items. Gary and Mike will evaluate the center islands and come up with a plan for our next meeting for re-landscaping some of the island vegetation to eliminate the poor visibility for motorists. Gary said Top Tree removed the 5 pear trees in the center island at Hildebrand and Canyon Lakes Drive already as that was the worst driving hazard for motorists. Gary is also speaking with Mike about updating other Common Areas in Canyon Lakes. Wendy asked about the land that looks unkempt near 27th Avenue and Ely Street. Patty told Wendy to contact Code Enforcement to file a formal complaint. David will also file a complaint on the upkeep of property near the roundabout at Zintel Way and Hildebrand as you are entering into Canyon Lakes from Highway 395.

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.

Jerry Martin gave the Long-Range Planning report. Jerry said Precision Concrete Cutting completed Phase 2 of the side walk repairs. Jerry said KID put down a gravel road on each side of the canal near Volunteer Park and it is wider than he expected. This will help cut costs for the Board when we put down additional rock along the KID easement to eliminate the weeds.

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 June action items and said Craig Walker's office sent out notices to the property owners that did not pay their 2017 late assessments.

In other business, Jerry gave the Board a radar speed limit sign data and other information handout. A motion was made to authorize the purchase of 4 speed radar signs for less than \$10,000 by Jerry Martin, seconded by Gary Wemhoff and carried.

The meeting was adjourned at 8:05 pm

Action Item List

June 13, 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. Jodi to monitor the 2017 late annual assessments – On Going
4. Jerry to work with John Deskins on radar speed signs – On Going
5. Gary to contact Mike at Heritage on landscaping issues – On Going
6. Jodi to email Kim Brock about weeds on 36th Avenue - Completed
7. Jodi to transfer funds from Assessment account into Long-Range Savings account – Completed

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4. Jerry to work with John Deskins on radar speed signs
5. Gary to contact Mike at Heritage on landscaping issues
6. Jodi to contact KPD liaison about traffic enforcement
7. Jerry and Todd to investigate property lines for Mr. Monk
8. Gary to contact Padilla Masonry on Volunteer Park block wall repairs
9. Wendy and David to contact Code Enforcement on unkempt properties outside of CL