



Canyon Lakes Property Owners Association Board Meeting
June 13, 2017

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

Todd called the meeting to order at 7:00pm.

Meeting:

Glenn Gaboury and David Griffith were in attendance observing the meeting.

Minutes from the May monthly Board meeting held on May 9, 2017 were reviewed. A motion was made to approve the May meeting minutes by Gary Wemhoff, seconded by John Scheer and carried.

Financial statements from May were reviewed with no changes. A motion was made to pass the financials by Jerry Martin seconded by Steve Crow and carried.

Todd Sprong gave the President's report. Todd spoke with Ron Asmus's assistant and found out that Ron is developing approximately 85 homes above The Heights that he may potentially merge with CLPOA. Todd worked on getting the CC&R employee contract completed and it is ready for Patty and Jennifer to sign. Todd said he will be on vacation for the July and August Board meetings.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for May have been completed and were routine. Jerry told the Board ARC submittals are starting to pick up with the arrival of spring/summer. Steve told the Board he researched solar shingles made by Tesla that a property owner inquired about. Steve will have an article for the September newsletter on solar shingles.

Gary Wemhoff gave the landscape report. Gary told the Board he is working closely with Heritage on various items. Gary asked Jodi to contact Kim Brock about the weeds in the sidewalk and on the vacant lot on 36th Avenue. Jerry told Gary there is another tree vandalized in the Volunteer Park. Patty said she had a complaint with the shrubs being overgrown in the middle islands off Canyon Lakes Drive and Olson Street as well as Canyon Lakes Drive and Hildebrand. Jodi said she has had a few complaints about weeds in the Common Areas. Gary will contact Mike with a list of issues. Jodi told the Board she has been talking with numerous people about updating the Common Areas. The landscaping committee and Todd will look closely into which Common Areas need updating.

Patty Aoyama gave the CC&R report. Patty told the Board she updated the CC&R report in the Board packets. Patty and Jen have been monitoring the Community and working closely with the vacant lot owners, especially in Loden Greens and 42nd Avenue to get their lots cleaned up.

Jerry Martin gave the Long Range Planning report. Jerry said Precision Cut is in the neighborhood completing Phase 2 of the side walk repairs. Jerry said he went to the Traffic Safety Commission meeting with the City of Kennewick. Jerry gave a hand out of his notes from the meeting as well as the daily volume and speed of traffic survey in Canyon Lakes. The data from the study certainly got the attention of the City traffic committee Jerry said. He told the Board John Deskins, Traffic Engineer, has been working on speed radar signs for Canyon Lakes.

John is recommending 4 signs be installed along Canyon Lakes Drive. John is working with Benton PUD to see about installing the signs on the light poles and using the light pole as the source of energy for the signs. Jerry will continue to work closely with John Deskins on the next steps for having speed radar signs installed in Canyon Lakes. Jerry said the City would perform a second traffic study to gather data once the signs are installed to compare the volume and speed of traffic in Canyon Lakes before the radar signs and after the radar signs are installed. The City would then decide if further traffic calming devices would be needed.

Ruth Beckmann gave the Treasurer's report. Ruth told the Board the financials are in order. Ruth reviewed her financial information from the Board packet. Jodi will transfer \$40,898 into Long Range Planning from the excess funds from the 2016 ending balance.

Jodi Landefeld gave the Manager's report. Jodi reviewed the May 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, a motion was made to approve David Griffith as a new Board member by Gary Wemhoff, seconded by Wendy Simpson and carried. Jodi told the Board David will replace Walt as a Board of Director.

The meeting was adjourned at 8:00 pm

Action Item List

May 9, 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 continue with sidewalk repairs - Completed
4. Jodi to monitor the 2017 late annual assessments – On Going
5. Jerry, Patty and Jodi to meet with John Deskins – On Going
6. Todd to meet with Craig Walker on Board issues - Completed
7. Jerry to meet with Precision Cut – Completed
8. Jodi to email Kim Brock – CLGC sidewalk weed removal - Completed
9. Jodi to email Mike – Heritage with landscaping issues - Completed
10. Jen to update CC&R job description/contract - Completed
11. Jodi to remind Mitch and Gary about installation of new dog station - Completed
12. Gary to investigate back flow testing - Completed

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1. Jodi to work with Craig on delinquent assessments
2. ARC to monitor dust/debris on new construction lots
3. Jodi to monitor the 2017 late annual assessments
4. Jerry to working with John Deskins on speed radar signs
5. Gary to contact Mike at Heritage on landscaping issues
6. Jodi to email Kim Brock about weeds on 36th Avenue
7. Jodi to transfer funds from Assessment account into Long Range Savings account