



Canyon Lakes Property Owners Association Board Meeting
March 14, 2017

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

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

Meeting:

Glen Gaboury was in attendance observing the meeting.

Minutes from the February Annual meeting and monthly Board meeting held on February 14, 2017 were reviewed. A motion was made to approve the February annual meeting minutes by Jerry Martin, seconded by Ruth Beckmann and carried. A motion was made to approve the February monthly Board meeting minutes by John Scheer, seconded by Ruth Beckmann and approved.

Financial statements from February were reviewed with no changes. A motion was made to pass the financials by Ruth Beckmann, seconded Walt Alaconis by and carried.

Todd Sprong gave the President's report. Todd told the Board he spoke with John Deskins, City of Kennewick traffic engineer, about traffic calming for Canyon Lakes. John told Todd he is in the process of hiring a new person in his department and will perform a volume study for Canyon Lakes late spring, early summer. Todd did note that John told him the speed humps in Panoramic Heights were installed by the Kennewick School District. John mentioned that Canyon Lakes would need 22 speed humps around Canyon Lakes Drive to be effective in calming traffic in Canyon Lakes. Jerry mentioned a traffic study was performed approximately 10 years ago and said it would be beneficial for the Board to have the City compare the data from 10 years ago to present day to see if the current traffic volume was as estimated. Jerry believes this should be a bargaining chip if the current day outcome is different than estimated and that the City should incur the cost of calming traffic for Canyon Lakes.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for February have been completed. Jerry told the Board submittals are starting to pick up in March. The ARC updated the new construction spreadsheet and explained the ARC is now organized to monitor daily the windy conditions for dust and debris on the new construction lots.

Gary Wemhoff gave the landscape report. Gary told the Board The Greens drainage in the basin was completed by Heritage. Gary will speak with Mike from Heritage if the drainage was completed to Gary's original specifications. Heritage is getting the spring cleanup completed. Gary said Heritage is aware that weeds will be coming in and need more time before they are able to spray to kill the weeds. Gary and Mike looked at the sprinkles on Canyon Lakes Drive that spray into the street and determined changing out the sprinklers are not an option. Gary will talk with Mike about changing the time for the sprinklers to run along Canyon Lakes Drive; so drivers will not get the residual spray on their cars.

Patty Aoyama was not in attendance for the CC&R report.

Jerry Martin gave the Long Range Planning report. Jerry handed out the Electric Power Meter on Common Areas spreadsheet and told the Board there are 18 meters. Jerry indicated which meters need replacing on the spreadsheet and the annual cost savings by replacing the meters. A motion was made to delete the 3 power meters and repair the security box up to \$2,000 by Jerry Martin, seconded by Gary Wemhoff and carried. Jerry is able to continue with the sidewalk repairs now that the weather is nicer. Jerry asked a question to the Board regarding including The Heights new development by Ron Asmus into CLPOA. Many on the Board stated having an HOA say regarding The Heights development is important. Todd will contact Ron Asmus to discuss his plans for The Heights new development; approximately 80 new homes are planned.

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 February action items. Jodi asked the Board to submit articles for the March newsletter. Jodi told the Board she spoke with Mike Lundgren about having the Golf Course including a flyer in the CLPOA newsletter. A motion was made to include a flyer by Canyon Lakes Golf Course in the newsletter provided they pay for any additional costs by Jerry Martin, seconded by John Scheer and carried. Jodi met with the accountant to update the 2017 depreciation schedule and submitted the 2016 financials for the procedural review; the accounts will perform the review after tax season.

In other business Jerry told the Board the KID application and Consent to Cross or Encroach upon Yakima Project Right-of-Way is completed and signed.

The meeting was adjourned at 8:15 pm

Action Item List

February 14, 2017

1. Jodi to work with Craig on delinquent assessments – On Going
2. Gary and Walt to look into speed cushions – On Going
3. ARC to monitor dust/debris on new construction lots – On Going
4. Jerry to work on replacing meters - Completed
5. Jerry & John to get firm bid and locations for sidewalk repairs – Completed
6. Jerry to continue with sidewalk repairs – On Going
7. Todd to continue working on CLPOA property behind 36th Court – On Going – KID lined next year
8. Jodi to send letter to residents about fire hydrant – Completed – car no longer an issue
9. Jodi to monitor the 2017 annual assessments – On Going

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2. Gary and Walt to look into speed cushions
3. ARC to monitor dust/debris on new construction lots
4. Jerry to continue with sidewalk repairs
5. Jodi to monitor the 2017 annual assessments
6. Gary to email Jodi neighbor's information to split cost for drainage
7. Jodi to email Board updated financials
8. Jodi to email Todd to contact Ron Asmus to meet about The Heights
9. Gary to speak with Mike about Canyon Lakes Drive timing of sprinklers