



Canyon Lakes Property Owners Association Board Meeting
May 9, 2017

Board members present were Walt Alaconis, Patty Aoyama, Ruth Beckmann, Steve Crow, Jerry Martin, John Scheer, Gene Schreckhise, Todd Sprong, Wendy Simpson, Gary Wemhoff and Jodi Landefeld.

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

Meeting:

Emma Mercado, Glenn Gaboury and Jen Brinkworth were in attendance observing the meeting.

Minutes from the April monthly Board meeting held on April 11, 2017 were reviewed. A motion was made to approve the April meeting minutes by Jerry Martin, seconded by Walt Alaconis.

Financial statements from April were reviewed with no changes. A motion was made to pass the financials by Gary Wemhoff, seconded by Steve Crow and carried.

Todd Sprong gave the President's report. Todd told the Board he met with Wendy and she and Emma will be taking an active role in monitoring the day to day landscaping for the Common Areas. Todd said he spoke with Craig Walker on a number of Board issues, especially the CC&R job description. A motion was made to approve the position of subcontractor for the CC&R enforcement with the discussed changes on the job description; \$20/hour up to 30 hours as well as the contract adding mileage reimbursed with the standard IRS business mileage rate by Gary Wemhoff, seconded by Jerry Martin and carried. Patty Aoyama will be the CC&R contractor with Jen Brinkworth as her committee member. Gene asked Todd to get Craig's option on the contractor position for the dog waste removal position. Todd said he has tried to contact Mr. Asmus a few times to discuss The Heights development with no luck. Todd is meeting with Padilla Masonry on Thursday; a property owner has some clean up needed where the masonry wall was installed. Jerry asked Todd if he looked at the dark brown painted house on 48th Avenue. Todd will speak with Craig about the home owner not submitting paint samples for ARC approval.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for April have been completed and was routine. Jerry told the Board ARC submittals are starting to pick up with the arrival of spring. The Board further discussed the dark brown painted house on 48th Avenue. Gary asked Jerry if the property on S. Keller Street that is being painted was approved; Jerry told him yes.

Gary Wemhoff gave the landscape report. Gary told the Board he is monitoring the startup of the spring irrigation with Heritage Landscaping. Jodi gave Gary the back flow testing information from the City of Kennewick. Todd told the Board Gary will begin looking into which Common Areas need updating and other landscaping long range plans. Gary gave Heritage the ok to remove some dead trees in 2 of the Common Areas; Jodi told Gary, Mike from Heritage, will replace the dead sod in the S. Hill Common Area at no charge, Gary recommended contacting the golf course to spray and weed the sidewalks that are golf course property, Jodi will let Mike know to remove sidewalk weeds in front our CLPOA Common Areas. Gary said he is holding off replacing dead trees in the Volunteer Park until the Board decides on park equipment updates. Jodi will email Mike to have the 2 canal areas, Olson Street and 36th Avenue sprayed and weeds removed.

Patty Aoyama gave the CC&R report. Patty told the Board her and Jen have been monitoring the Community in April. Patty asked if Board was ok with the CC&R report in the Board packets. The Board thought the report was sufficient and no changes were needed.

Jerry Martin gave the Long Range Planning report. Jerry said he updated Phase 2 of the sidewalk repair spreadsheet, which he gave as a handout. Jerry will work with Precision Cut to get a formal bid for the work needed. Jerry said he did research on speed radar signs for Canyon Lakes which he emailed to the Board. Jerry also spoke with John Deskins, City of Kennewick Traffic Engineer to get preliminary feedback on radar signs. Patty, Jodi and Jerry will meet with John Deskins to discuss the radar signs in more depth. Jerry gave a handout to the Board that was an article in the Tri City Herald about a possible overpass in the Southridge area. Jerry recommended Board members attend the informational meeting on Wednesday.

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 April action items, said she is in the process of receiving the 2017 late assessments and working with Craig Walker on the 5 delinquent property owners with a large amount owed from the annual assessments.

In other business a motion was made to approve Emma Mercado as a new Board member by Wendy Simpson, seconded by Patty Aoyama and carried. Jodi told the Board Emma will replace Carrie as a Board of Director. Todd thanked Walt for his years of service as a Board of Director. Walt is moving out of Canyon Lakes and resigned his Board position effective immediately. Walt updated the Board on the graffiti. There are 3 areas of graffiti present in Canyon Lakes. Walt filed police reports where the graffiti is located and said Jon from the Juvenile Justice is aware of the graffiti and has power washed and removed 1 area for us. Walt had a call into Jon for the timing of removal for the other 2 areas; Walt will email Board once he hears back from Jon on the status. Todd told the Board we are in need of a Board member taking over as the KPD liaison.

The meeting was adjourned at 8:15 pm

Action Item List

April 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 continue with sidewalk repairs – On going
4. Jodi to monitor the 2017 late annual assessments – On going
5. Gary to email Jodi neighbor's information to split cost for drainage - Completed
6. Jodi to contact Mitch Marrott to install a dog station on 30th Avenue - Completed
7. Jodi and Patty to attend Horn Rapids annual meeting - 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. Jerry to continue with sidewalk repairs
4. Jodi to monitor the 2017 late annual assessments
5. Jerry, Patty and Jodi to meet with John Deskins – traffic calming
6. Todd to meet with Craig Walker on Board issues
7. Jerry to meet with Precision Cut – sidewalk repairs
8. Jodi to email Kim Brock – CLGC sidewalk weed removal
9. Jodi to email Mike – Heritage with landscaping issues
10. Jen to update CC&R job description/contract
11. Jodi to remind Mitch and Gary about installation of new dog station
12. Gary to investigate back flow testing