



Canyon Lakes Property Owners Association Board Meeting
November 14, 2017

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

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

Meeting:

Jen Brinkworth, CC&R subcontractor, was present. Mr. & Mrs. Hall are new home owners attending the meeting as well as Glenn Gaboury, President of the Villas HOA. Mrs. Martin was in attendance to discuss the new Sign Rule with regards to the amount of time a garage sale sign can be posted.

Minutes from the October monthly Board meeting held on October 10, 2017 were reviewed. A motion was made to approve the October meeting minutes by Wendy Simpson, seconded by Emma Mercado and carried.

Financial statements from October were reviewed with no changes. A motion was made to approve the financials by Jerry Martin, seconded by Wendy Simpson and carried. John noticed that Ruth had an additional 1 in her balance sheet report; Ruth will make the correction.

Todd Sprong gave the President's report. Todd told the Board Padilla Masonry is in the process of replacing the wooden fence along 27th Avenue with the new masonry block wall. Padilla's will remove the wooden fence and install the masonry block wall in sections and should be completed by next week. Carrie Brittain is selling the wooden fence sections for the Board. A motion was made by Jerry Martin to give Carrie Brittain a 5% finder's fee based on the total amount of sales of fence boards sold, seconded by Emma Mercado; one opposed vote and carried. Todd spoke with Signs by Sue to replace the Estate entry way signs that are crumbling and rotting at the bottom; Todd will have a quote for repair at the December meeting.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for October have been completed and the ARC reviewed 4 sets of new construction plans. Jerry said he heard from Pratt Construction to repaint the black shingles on a new construction home that will change the black shingle color to the approved weathered wood color. Jerry will investigate the paint material before approval from the ARC is given. Jerry told the Board Jodi emailed a spreadsheet that had 723 applications that the ARC reviewed over the past 12 years. Jerry will analyze the data and give a summary at the annual meeting in February.

Gary Wemhoff gave the landscape report. Gary told the Board Heritage is performing additional cleanup and trimming for the fall. Emma asked about the property on Union Street that has many tumble weeds near 43rd Avenue. CC&R will investigate the property. Mrs. Martin asked about the dead tree on Olson Street. Gary said Top Tree will be removing the tree very soon.

Patty gave the CC&R report. Patty said she and Jen are continuing to monitor the community and give out Friendly Reminders to residents who are in violation of the Rules and Regulations. Patty said they have sent out a few certified Letters to residents who are not complying with and ignoring the Friendly Reminders. A motion was made to approve the revised Sign Rule with the correction on #7, yard sale sign(s) may be posted on the day before and the day(s) of the yard sale by Gary Wemhoff, seconded by Jerry Martin; one opposed and carried. The Board discussed the complaint about the 2 willow trees at 501 Canyon Lakes Drive. Gary will ask Top Tree to give their expert advice about the trees falling over in heavy winds and the tree roots being a problem. Jodi will contact Craig Walker to have the 2 new Rules recorded so the title companies will have the updated Rules and Regulations for new home buyers in Canyon Lakes.

Jerry Martin gave the Long-Range Planning report. Jerry gave the Board a handout updating the speed radar sign information. Jerry said he and Jodi met with Andy Pedersen from Traffic Calm who gave a demonstration of the speed radar signs and the software applications. Jerry told the Board the data gathered from the signs will help identify where and when KPD patrols are needed to calm traffic. Jerry gave a summary of 7 quotes to the Board for their review. A motion was made to approve expenditures up to \$10,000 for 4 speed radar signs from Traffic Calm by Jerry Martin, seconded by Gary Wemhoff and carried. Todd will review the license agreement with Craig Walker and Jerry will write an article for the December newsletter.

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 October action items and said she is working closely with Holly Harris from Craig Walker's office on the 2017 late assessments. Jodi told the Board she is working on the 2018 annual assessment mailing. Jodi asked the Board to have articles for the December newsletter submitted by the end of November. Jodi told the Board the 2018 budget will be ratified at the December meeting.

There was no other business.

The meeting was adjourned at 8:07 pm

Action Item List

September 12, 2017

1. ARC to monitor dust/debris on new construction lots – On Going
2. Jerry to work with City manager on radar speed signs – On Going
3. Gary to contact Mike at Heritage on landscaping issues – On Going
4. Jerry to invite neighborhood watch visitor – On Going

5. Gary/Jerry to rewrite Sign Rule – Completed
6. Patty to email Jodi revised Storage Rule - Completed
7. Landscaping Committee to meet to discuss S. Hill Common Area landscaping – On Going
8. Jerry and Jodi to mail roofing shingle letter - Completed
9. Jodi to include Sign Rule in November Board Packets - Completed
10. Jodi to complete 2018 Budget mailing - Completed
11. Gary to talk with Top Tree about dead tree at 28th Avenue and Olson Street - Completed
12. ARC to meet with Pratt Construction to discuss black shingle roof – Completed

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5. Landscaping Committee to meet to discuss S. Hill Common Area landscaping
6. Gary to contact Top Tree about the willow trees at 501 CLD
7. Jodi to contact Craig Walker to record the 2 revised Rules
8. Jerry to investigate paint for black roofing shingles
9. CC&R to investigate 43rd Avenue lot
10. Todd to meet with Craig Walker on speed radar sign license agreement