



Canyon Lakes Property Owners Association Board Meeting  
October 10, 2017

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

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

**Meeting:**

Jen Brinkworth, CC&R subcontractor, was present. New home owners, Al and Amanda Sexton, 4113 S. Keller Street and Glenn Gaboury were in attendance observing the meeting. Mr. Stewart attended the meeting to ask about tree removal near Olson Street. The Board explained locations where trees are being removed as well as the mandate from the City to remove the Common Area center island trees as they are hazards blocking driver's vision of the road. Mr. Dolven was in attendance to discuss the new masonry fence. Jerry and Todd explained the wall is located on Common Areas that are owed by CLPOA. The Board does not maintain private resident's property and will not put the masonry wall on private property; it is the owner's responsibility.

Minutes from the September monthly Board meeting held on September 12, 2017 were reviewed. A motion was made to approve the September meeting minutes with corrections by Gary Wemhoff, seconded by Emma Mercado and carried.

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

Todd Sprong gave the President's report. Todd told the Board Padilla Masonry will begin replacing the wooden fence along 27<sup>th</sup> Avenue with the new masonry block wall. Padilla's will remove the wooden fence and install the masonry block wall in sections. Carrie Brittain will sell the wooden fence boards for the Board. Todd will be purchasing temporary fencing for two properties that have animals that need containing while the new masonry wall is being installed. Todd told the Board David Griffith will be on the Landscaping Committee as Wendy Simpson will be resigning from the Board effective December 31, 2017. Todd asked the Board to please communicate with each other, using Jodi as point of contact, so there isn't any over lapping when communicating with property owners or contractors.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for September have been completed and was routine. Jerry told the Board the ARC is monitoring the neighborhood for any ARC projects that have not been submitted; letters were sent to those residents that needed to fill out an application for the ARC records. Jerry told the Board there is a new construction home, 3403 S. Ledbetter Street in Loden Greens that installed a black shingled roof. The approved color was weathered wood. The ARC has requested a meeting with Pratt Construction to discuss the matter. The ARC will not approve the black roofing shingle color. Jerry said he and Todd met to discuss the black shingles and decided to send a

letter to roofing suppliers and roofing contractors in the Tri Cities with the acceptable roofing shingle colors for Canyon Lakes ARC. Jodi will help Jerry with the mailing.

Gary Wemhoff gave the landscape report. Gary told the Board Top Tree did a great job pruning the trees in Canyon Lakes. Gary reviewed the Sign Rule with the Board. After much discussion, the Board elected to wait till the November meeting to vote on the new Sign Rule with input from Jerry on political signs as well as Gary updating the wording of the Sign Rule. Gary will include the Sign Rule in the November Board packets for the Board's review. Gary told the Board Heritage will begin replacing the center Common Area island foliage with smaller, more appropriate plants/bushes. Todd suggested the Landscaping Committee meet to look at the S. Hill Common Areas and discuss Heritage's bid for updating the Common Areas. Jerry told Gary there appears to be a dead tree at 28<sup>th</sup> Avenue and Olson Street. Gary will have Top Tree investigate.

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 compiling with the Rules and ignoring the Friendly Reminders. A motion was made to approve the new Storage Rule replacing the word "or" with "and" by Gary Wemhoff, seconded by Jerry Martin and carried. Patty will get the new Rule to Jodi to include in the Annual Meeting mailing for the Community.

Jerry Martin gave the Long-Range Planning report. Jerry said John Deskins, City of Kennewick traffic manager took a new position with the City of Richland and the transition with the new manager is going very slow. Jerry will continue to work with the City of Kennewick on the speed radar signs.

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 September 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 Budget mailing. The Board had a few corrections to the 2017/2018 Budget Comparison.

In other business, Todd read a letter that he received from an unhappy resident about the traffic in Canyon Lakes. The Board all agreed that calling the non-emergency police department number has not increased patrols in the neighborhood; which Todd said is frustrating. The Board has had many complaints from residents about the Ben Franklin Transit buses using Canyon Lakes as part of their bus route. The Board all expressed interest in the small yellow "Please Slow Down" signs some residents have placed in their yards. A motion was made to keep the 2018 annual assessment at \$300 by Gary Wemhoff, seconded by John Scheer and carried. The Board met for an Executive Session and agreed to increase the Manager's salary for 2018.

The meeting was adjourned at 9:00 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 ask neighborhood watch visitor – On Going
5. Gary to rewrite Sign Rule – On Going
6. Jen to contact Southridge HS about high schooler speeders - Completed
7. Board to email Jodi articles for September newsletter - Completed
8. Board to email Jodi updates for 2018 budget - Completed
9. Jerry to contact homeowner on trees - Completed

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3. Gary to contact Mike at Heritage on landscaping issues
4. Jerry to ask neighborhood watch visitor
5. Gary to rewrite Sign Rule
6. Patty to email Jodi revised Storage Rule
7. Landscaping Committee to meet to discuss S. Hill Common Area landscaping
8. Jerry and Jodi to mail roofing shingle letter
9. Gary and Jerry to rewrite Sign Rule
10. Jodi to include Sign Rule in November Board Packets
11. Jodi to complete 2018 Budget mailing
12. Gary to talk with Top Tree about dead tree at 28<sup>th</sup> Avenue and Olson Street
13. ARC to meet with Pratt Construction to discuss black shingle roof