



Canyon Lakes Property Owners Association Board Meeting
September 12, 2017

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

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

Meeting:

Jen Brinkworth, CC&R subcontractor, was present. New home owners on 35th Court were in attendance observing the meeting. Mrs. Alaconis had a complaint about the large political sign displayed on the deck of a home on 42nd Avenue. She said they have complained 3 times with no results. The Board apologized for the oversight and will investigate the situation asap.

Minutes from the August monthly Board meeting held on August 8, 2017 were reviewed. A motion was made to approve the August meeting minutes by Jerry Martin, seconded by John Scheer and carried.

Financial statements from August were reviewed with no changes. A motion was made to approve the financials by John Scheer, seconded by Emma Mercado and carried. A motion was made to approve a \$5,000 transfer from the ARC account into the Long Range Planning Account by Jerry Martin, seconded by John Scheer.

Todd Sprong gave the President's report. Todd thanked everyone for helping out while he was gone. Todd had 3 conference calls with our lawyers regarding Mr. Monk while on vacation. Todd told Board per our lawyer, all communication with Mr. Monk must go through him; no further communication has transpired with Mr. Monk since our lawyer stepped in on our behalf. Todd is meeting with the owners of TRAC G next week to get the easement agreement signed and notarized. Contreras will put down fabric and rock along the Olson Street KID easement. Todd met with Padilla Masonry about continuing part of the masonry wall along 27th Avenue, including the walkway on 27th Avenue. Next spring the rest of 27th Avenue will be completed. Todd spoke with Greg Senger about his property in Fairwood being included in the HOA.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for August have been completed and was routine. Jerry said one new construction was submitted in August and the revisions were approved. The Board told Jerry a house was painted a yellow color on the corner of 37th Avenue and Ely Street; ARC said they had not approved any yellow paint color; Jerry and John to investigate further.

Gary Wemhoff gave the landscape report. Gary told the Board Top Tree removed the branch that came off a large tree in the South Hill area; the tree looks to be surviving. Top Tree sent an additional crew out to re-trim the 6 maple trees that the first crew did not trim properly. Gary has been working with Mike from Heritage on 3 different bid concepts in the Common Areas along Canyon Lakes Drive. Gary said he will have 2 trees removed in the islands on Canyon Lakes Drive near Olson Street. Gary said he got an

email with a request to change the watering time to avoid a home owner's car getting wet from the sprinklers. Todd gave Gary Bill's phone number from Padilla Masonry to contact him about fixing the masonry blocks that need repair in the Volunteer Park. Gary would like to add tree maintenance as a line item for the 2018 budget.

Patty Aoyama and Jen Brinkworth gave the CC&R report. Patty told the Board she updated the CC&R report and handed the report out at the meeting. Patty and Jen are continuing to monitor the community and give out Friendly Reminders to residents who are in violation of the Rules and Regulations. Jodi reviewed some of the complaints she and the CC&R committee have gotten recently from home owners with the Board; the Board agreed to have Contreras clean up the foreclosure property that is a mess on 36th Court. The Board discussed the sign Rule and Mrs. Alaconis complaint, especially with all the general election signs around the neighborhood. Gary will rewrite the sign Rule and email the Board his revision. Jerry told the Board he met with a resident about his neighbor's tree limbs hanging over on his property. The Board all agreed this is a neighbor to neighbor issue; Jerry will forward the Board's decision onto the home owner. Jodi told the Board Patty and Jen are doing a terrific job as CC&R subcontractors.

Jerry Martin gave the Long-Range Planning report. Jerry said he, Todd, Ruth and Jodi met to review and update the Long Range Planning Project list. A motion was made to approve the updated Long Range Planning Projects for High, Medium and Low projects by Jerry Martin, seconded by Patty Aoyama and carried. 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 August action items and said she is working closely with Holly Harris from Craig Walker's office on the 2017 late assessments. Jodi asked the Board to send any articles they want included in the September newsletter as well as any updates to the 2018 budget.

In other business, Jerry gave a handout to the Board on Neighborhood Watch information; Jerry offered to invite the person in charge of a Neighborhood Watch from another community to our November Board meeting. Todd will speak with Southridge High School about the students speeding through our neighborhood.

The meeting was adjourned at 8:00 pm

Action Item List

August 8, 2017

1. Jodi to work with Craig on delinquent assessments - Completed
2. ARC to monitor dust/debris on new construction lots – On Going
3. Jerry to work with new City manager on radar speed signs – On Going
4. Gary to contact Mike at Heritage on landscaping issues – On Going
5. Jerry and Todd to investigate property lines for Mr. Monk – On Going

6. Gary to contact Padilla Masonry on Volunteer Park block wall repairs – On Going
7. Wendy and David to contact Code Enforcement on unkempt properties outside of CL - Completed

Action Item List
September 12, 2017

1. ARC to monitor dust/debris on new construction lots
2. Jerry to work with new City manager on radar speed signs
3. Gary to contact Mike at Heritage on landscaping issues
4. Jerry and Todd to investigate property lines for Mr. Monk
5. Gary to contact Padilla Masonry on Volunteer Park block wall repairs
6. Jerry to ask neighborhood watch visitor
7. Gary to rewrite Sign Rule
8. Todd to contact Southridge HS about high schooler speeders
9. Board to email Jodi articles for September newsletter
10. Board to email Jodi updates for 2018 budget
11. Jerry to contact homeowner on trees