



Canyon Lakes Property Owners Association Board Meeting  
April 17, 2018

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

Todd Sprong called the meeting to order at 7:10pm.

Glen Gaboury and Renette Martin were present observing the meeting.

**Meeting:**

Minutes from the monthly Board meeting held on March 13, 2018 were reviewed. A motion was made to approve the March meeting minutes by Gary Wemhoff, seconded by Ruth Beckmann and carried.

Financial statements from March 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 said he has been working with Padilla Masonry on the next phase of the masonry wall along 27<sup>th</sup> Avenue and Olson Street. Todd said the lady has paid for half of the old wooden fence boards and removed the 1<sup>st</sup> trailer full of boards. Todd told the Board there are 2 vacancies on the Board and to please think about any possible new members. Todd gave an update on the coyotes, saying the coyotes have moved away from the area looking for new food sources.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for March have been completed and were routine. Jerry said the ARC continues to work with Pratt Construction painting for another coat of paint on the black shingles on the new construction home in Loden Greens. Jerry told the Board the ARC reluctantly approved the trim on the new construction home next door to Pratt as it is not an approved color. Pratt had painted the trim on their house that same color however, ARC did not realize that trim color was approved by a confusing set of new construction plans that said the trim would be white.

Gary Wemhoff gave the landscape report. Gary said Heritage has begun to do some of the spring maintenance and clean up in the Common Areas. Todd told Gary he saw the irrigation tech working on the sprinklers along 27<sup>th</sup> Avenue where the masonry wall was installed last year. Todd and Gary will look into hiring Contreras to clean up the ground along 27<sup>th</sup> Avenue as well. Gary told the Board he needs to find a person to repair the Loden Green stucco entrance signs as they are showing signs of wear and tear. A motion was made to accept Cut Above's bid up to \$18,000 for installation of new rock and update landscaping in the 3 Common Areas on

the South side of Canyon Lakes Drive by Gary Wemhoff, seconded by Jerry Martin and carried. Jodi will contact Kim at Canyon Lakes Golf Course about the weeds in the sidewalk along Canyon Lakes Drive.

Patty gave the CC&R report. Patty told the Board Jen Brinkworth is no longer going to help out as a CC&R subcontractor. Patty will work with Emma Mercado on the weekly CC&R drives. Patty said she is having an issue for the 2<sup>nd</sup> time with Kim Ouren's RV parked in her driveway way over the 72hr limit. Todd said he would go speak with her about the violation.

Jerry Martin gave the Long-Range Planning report. Jerry gave a hand out of a gazebo from Costco he recommends for the Volunteer Park. A motion was made to purchase the gazebo for the Volunteer Park up to \$1,700 plus tax by Emma Mercado, seconded by Gary Wemhoff and carried. Todd will help with the storage of the gazebo until the Board is ready to install the gazebo in the park.

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 March Action Item list, told the Board she sent out 89 late assessment letters. Jodi told the Board she will be gone for 6-10 weeks in Boston to help her husband with a serious medical condition. Jodi will work remotely, but Patty Aoyama will also help with anything while Jodi is gone.

In other business, Glenn Gaboury, Villas President asked the ARC if they ever had an application for white washed red brick. The ARC did not recall any such application. The Board suggested the owner get pictures of other white washed brick. Gary asked if anyone knew a local electrician for some minor repairs in the Common Areas. Patty will put a notice on the Community Face Book page for a referral. Jerry gave a handout regarding the status with Ron Asmus and The Heights development. The Board discussed the issue and a motion was made to legally declare that CLPOA has reached its maximum size and no further annexations will be considered by the Board by Gary Wemhoff, seconded by Patty Aoyama and carried. Jodi asked the Board if anyone could remember if there was a list started that included the home owners who had installed security cameras. Jerry will contact Bob Fowler, previous Board member, about this issue. Jodi told the Board the CC&R committee was told a home owner may be selling cars/RVs from their home. Todd will contact Jason Goffard, previous Board member, about this issue as it happened one time before when Jason was on the Board.

The meeting was adjourned at 8:10 pm.

Action Item List  
March 13, 2018

1. ARC to monitor dust/debris on new construction lots – On Going
2. Gary to contact Mike at Heritage on landscaping issues p- On Going

3. Gary, David, and Todd meet to draft letter for residents on next phase of masonry wall - Completed
4. Gary to discuss drainage issue in Common Area on Olson Street with Heritage where masonry wall will be located – On Going
5. Villas dog station to be evaluated and determine who owns wooden fence – On Going
6. Gary to meet with Heritage on landscaping issues on 27<sup>th</sup> Avenue - Completed

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4. Villas dog station to be evaluated and determine who owns wooden fence
5. Todd to contact Jason Goffard on vehicle selling from home
6. Jerry to contact Bob Fowler on security cameras
7. Jodi to email Kim Brock on CLGC weeds in sidewalk
8. Gary to find stucco repair person for the Loden Greens entry way signs
9. Patty to put a notice on Face Book for a local electrician for Gary
10. Jerry to purchase gazebo