



Canyon Lakes Property Owners Association Board Meeting  
August 14, 2018

Attendees: Patty Aoyama, Ruth Beckman, Steve Crow, Jerry Martin, John Scheer and Jodi Landefeld

Not in Attendance: David Griffith, Emma Mercado, Todd Sprong, and Gary Wemhoff

Visitors: Glen Gaboury, Villas President and new home owner, David Gossage, were observing the meeting, 2 members of the Kennewick Fire Department and Mr. and Mrs. Green.

Jerry Martin showed a slide show of the fire last Saturday that affected the properties all through Kennewick. Mr. and Mrs. Green were the home owners at 4101 W. 43<sup>rd</sup> Ave whose house burnt to the ground; they told the group how the fire transverse to their property and encouraged the HOA to educate the home owners on fire prevention for our community. The 2 Kennewick Fire Fighters; Officers Ellis and Hines discussed the fire and the path it took. Officer Ellis gave 2 flyers for the newsletter and Jerry asked if a committee could meet with the Fire Prevention committee to discuss fire safety for our community.

Patty Aoyama called the meeting to order at 7:00 P.M.

**Meeting:**

Minutes from the monthly Board meeting held on July 10, 2018 were reviewed. A motion was made to approve the July meeting minutes with a correction to the word Wal- Mart not Way-Mart by John Scheer, seconded by Steve Crow and carried. Jodi thanked Gary for completing the July minutes.

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

Todd Sprong was not in attendance to give the President's report.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for July have been completed and were routine. Jerry said he is working with Glenn Gaboury and Todd on the painted brick house in the Villas and will get with Todd when he returns. Jerry mentioned there was an email from a resident whose property is adjacent to Wal-Mart; he has concerns with the number of homeless people living and roaming around behind his property. Jerry will meet with Todd to write a letter to Wal-Mart regarding this issue. John and Steve are setting up a time to drive the community for ARC.

Gary Wemhoff was not in attendance to give the landscape report. Patty and Emma will monitor the Common Areas on their drives. Gary told Jodi he is happy with Top Tree's service and to pay the invoice. Steve said Gary is working with KID to determine who dug the trench on our Common Area at The Greens entryway.

Patty gave the CC&R report. The Board told Patty they like the format of the CC&R report. Jodi thanked Patty for all her hard work, especially handling residents that have been demanding lately. A motion was made to employ Emma Mercado as a CC&R sub contractor by Jerry Martin, seconded by David Griffith and carried.

Jerry Martin gave the Long-Range Planning report. Jerry had a slide show to show the Board the Volunteer Park concrete project. Jerry will organize a work party in next few weeks to complete the gazebo, picnic table and park bench. The Board thanked Jerry for putting together the slide shows of the fire and Volunteer Park; was great to have visuals of the events.

Ruth Beckmann gave the Treasurer's report. Ruth told the Board the financials are in order. Ruth said there is still approximately \$100,000 of funds available for 2018.

Jodi Landefeld gave the Manager's report. Jodi thanked the Board for all their support during her mom's funeral. Jodi told the Board the insurance company agreed to have Padilla Masonry fix the Loden Greens monument sign that was damaged. Jodi told the Board she has been going through all the Canyon Lakes records to see what needs to be shredded or thrown away and organized.

In other business, a motion was made to approve the continuation of the masonry wall by Padilla's on Olson Street up to \$50,000 by Jerry Martin, seconded by Patty Aoyama and carried. Glenn Gaboury, Villas President had a few issues that needed clarification:

1. Glenn asked for tree service recommendations; Board told Glenn to contact Todd to see who he recommends
2. Glenn to meet with Gary on the arborvitae near the pool area that need trimming; Jodi told Glenn that Villas needs to communicate with either Gary or Jodi with regards to Heritage Landscaping for the Common Areas
3. Glenn said he had a pest control company spray for spiders inside and outside the club house. Jodi told Glenn that CLPOA has sprayed the Common Areas in the past and to let her know if additional spraying is needed
4. Glenn mentioned he is working with Canyon Lakes Golf Course and Gary to determine exactly what areas are the golf course property, what is CLPOA Common Area and what is Villas resident's property.

Jerry told the Board he will analyze the July data for the radar speed signs. Jerry mentioned that the Board think about obtaining additional signs to help with the speeding in Canyon Lakes.

The meeting was adjourned at 8:40 pm.

Action Item List

July 10, 2018

1. ARC to monitor dust/debris on new construction lots – On Going
2. Gary to contact Mike at Heritage on landscaping issues – On Going
3. Gary to contact Heritage on repair to Loden Greens entry way signs - Completed
4. Patty to put a notice on Face Book for a local electrician for Gary – On Going
5. Jerry to get more details for Volunteer Park - Completed

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1. ARC to monitor dust/debris on new construction lots
2. Gary to contact Mike at Heritage on landscaping issues
3. Patty to put a notice on Face Book for a local electrician for Gary
4. Glenn and Gary to work on Villas Common Areas
5. Jerry to organize work party
6. Patty and Emma to monitor Common Areas
7. Committee to meet with Fire Department on fire education
8. Jerry to analyze speed radar data from July
9. Jodi organize old records
10. Jerry and Todd to write letter to Wal-Mart on homeless situation