



Canyon Lakes Property Owners Association Board Meeting
February 13, 2018

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

Todd Sprong called the meeting to order at 8:30pm. No visitors were in attendance for the regular meeting.

Meeting:

Minutes from the monthly Board meeting held on January 9, 2018 were reviewed. Jerry Martin requested that the first and second sentences of the ARC paragraph be removed as they are carried over from the December 2017 minutes. A motion was made to approve the January meeting minutes with corrections by Jerry Martin, seconded by Gary Wemhoff and carried.

Financial statements from January were reviewed with no changes. A motion was made to approve the financials by David Griffith, seconded by Steve Crow and carried.

Todd Sprong gave the President's report. Todd thanked the Board for attending the annual meeting. Todd told the Board there was a 25% quorum present; 244 ballots were needed to conduct the annual meeting and have the election of the 2018 Board of Directors. Todd told the Board the following was the tally from the annual meeting ballots voted by residents: 252 number of lots, 241 voted for all; 4 abstained, 245 voted for Steve Crow, 241 voted for Ruth Beckmann, 243 voted for Jerry Martin, 241 voted for Emma Mercado, 243 voted for Gary Wemhoff. A motion was made to approve the 2018 Board of Directors by Gary Wemhoff, seconded by Emma Mercado and carried. Todd said that he spoke with Boyd's Tree Service about removing a select number of pine trees along Olson Street in preparation of replacing the wooden fence with the masonry wall. A rough quote of \$750 - \$1,100 per tree was provided. The quote is only to cut the tree to the ground, no stump grinding. Todd will obtain additional quotes. Todd discussed the desire to continue the fence replacement around the corner from 27th Avenue as well as couple of sections along Olson Street. A quote from Padilla Masonry to do the first section is \$8,832 and the second section is \$8,050. Todd and Ruth stated that funding is available to do these sections. A motion was made to have Padilla Masonry replace the fence with the masonry wall in these two sections as they complete the rest of 27th Avenue by Gary Wemhoff, seconded by David Griffith and carried. Gary suggested that the Board talk with Heritage Landscaping about a possible drainage system along these two sections as that is the area in which considerable flooding took place a few years ago from irrigation runoff. Todd also talked about the letter that will go to the homeowners prior to getting the masonry wall work up and running. David is making final changes to the letter and will work with Todd to get the letters delivered. Gary suggested a copy of the letter should also

be sent via U.S. Mail to those homeowners affected. Emma asked whether or not Todd had spoken with the administration at Southridge High School about students speeding through Canyon Lakes, Todd replied that he did.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for January have been completed and were routine and is waiting on a reply from Sunbelt Homes on one plan.

Gary Wemhoff gave the landscape report. He spoke with Mike at Heritage. They are doing regular maintenance and cleanup and they requested that Gary be available when the water is turned on to the sections where the new fence has been installed.

Patty gave the CC&R report. Patty said nothing unusual occurred this month. The report was emailed to the Board members.

Jerry Martin gave the Long-Range Planning report. Jerry stated that nothing is new from what was presented earlier at the annual meeting. Ruth asked about when the Board would be doing some improvements in the Volunteer Park. She is going to get some information on a Gazebo like one in another park that she saw.

Ruth Beckmann gave the Treasurer's report. Ruth told the Board the financials are in order and we have funds available to do something in the Volunteer Park.

Jodi Landefeld was not present to give the Manager's report. Gary asked who would pick up the annual meeting signs. Patty volunteered to do so. Gary Wemhoff took the minutes for the meetings as Jodi was out of town.

The meeting was adjourned at 9:00 pm.

Action Item List

January 9, 2018

1. ARC to monitor dust/debris on new construction lots – On Going
2. Jerry to work with City manager on radar speed signs - Completed
3. Gary to contact Mike at Heritage on landscaping issues – On Going
4. Jerry to invite neighborhood watch visitor – On Going
5. Landscaping Committee to meet to discuss S. Hill Common Area landscaping – On Going
6. Patty to contact property owner about the willow trees at 501 CLD – On Going
7. Emma to contact City of Richland – On Going
8. Gary, David, and Todd meet to draft letter for residents on next phase of masonry wall – On Going
9. Ruth & Jodi to meet on 2017 remaining financials - Completed
10. Patty to get annual meeting signs from Wendy - Completed

11. ARC article for March newsletter on paint approval based on new Earthtone Color Guidelines – On Going
12. Gary to begin replacing Common Area lights with LED bulbs – On Going
13. Gary & Todd to meet to discuss next phase on masonry wall and pine trees – On Going

Action Item List
February 13, 2018

1. ARC to monitor dust/debris on new construction lots
2. Gary to contact Mike at Heritage on landscaping issues
3. Jerry to invite neighborhood watch visitor
4. Landscaping Committee to meet to discuss S. Hill Common Area landscaping
5. Patty to contact property owner about the willow trees at 501 CLD
6. Emma to contact City of Richland
7. Gary, David, and Todd meet to draft letter for residents on next phase of masonry wall
8. ARC article for March newsletter on paint approval based on new Earthtone Color Guidelines
9. Gary to begin replacing Common Area lights with LED bulbs
10. Gary & Todd to meet to discuss next phase on masonry wall and pine trees
11. Patty to collect annual meeting signs
12. Todd to get additional tree removal quotes
13. Gary to discuss drainage issue in Common Area on Olson Street with Heritage where masonry wall will be located