



Canyon Lakes Property Owners Association Board Meeting
January 9, 2018

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

Gary Wemhoff called the meeting to order at 7:00pm.

Meeting:

Glenn Gaboury was in attendance observing the meeting. He told the Board he implemented a long-range planning committee for the Villas. The Villas annual meeting will be February 27, 2018. Jen Brinkworth, CC&R subcontractor, was in attendance as well.

Minutes from the monthly Board meeting held on December 12, 2017 were reviewed. A motion was made to approve the December meeting minutes by Jerry Martin, seconded by Patty Aoyama and carried.

Financial statements from December were reviewed with no changes. A motion was made to approve the financials by John Scheer seconded by Patty Aoyama and carried.

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

Jerry Martin gave the ARC report. Gary asked if ARC considers noise when approving landscaping plans. Jerry and John discussed the black roofing shingles that Pratt Construction painted to match the weathered wood color on a new construction home in Loden Greens; the painted shingles are not acceptable by the ARC. Jerry will send a letter to Pratt Construction suggesting another coat of paint be applied to the shingles to better match the weathered wood color. John told the Board that based on the new Earthtone Color Guidelines the home on Fisher Street would not have approved; unfortunately, the color was previously approved by the ARC, so residents assumed the color was acceptable. John said all paint must be approved by ARC regardless if previously approved by ARC. ARC will include a blurb in the March newsletter about the new Earthtone Color Guidelines and need for approval regardless of previous ARC approval.

Gary Wemhoff gave the landscape report. Gary told the Board a few branches had blown down and Heritage removed them. Gary will look to see if any other branches around the Common Areas need removing. Jerry asked about the masonry wall along Olson Street and how it will affect the pine trees. Gary said he needs to talk with Todd about this. Gary, David, and Todd will meet to discuss communication with property owners that will be getting the next phase of the

masonry wall. Emma will contact City of Richland to ask about the communication with residents when installing a masonry wall by the City.

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 and Jen said they can send a Friendly Reminder to Gary's neighbors about the noise level violations. Patty and Jen working diligently to get parking and trash cans violations under control.

Jerry Martin gave the Long-Range Planning report. Jerry said the radar speed signs will be shipping tomorrow and the City should have them installed by the February annual meeting. Gary told Board he replaced approximately 5 light bulbs and recommends replacing the current light bulbs with new LED light bulbs.

Ruth Beckmann gave the Treasurer's report. Ruth told the Board the financials are in order. Jodi and Ruth will meet to look at the remaining 2017 financials and will give an update next month.

Jodi Landefeld gave the Manager's report. Jodi reviewed the December action items, is working on the 2018 assessments as well as the annual meeting mailing. Jodi said she will be changing over the files from 2017 to 2018 and the new computer change over went fine.

In other business, Patty will get the annual meeting signs from Wendy for the Board to place around the neighborhood. Patty told the Board the Neighborhood Watch has generated much interest. Jerry told the Board his daughter lives in Pasco and her neighborhood watch has been very successful. The Board agreed the neighborhood watch should be separate from CLPOA.

The meeting was adjourned at 8:00 pm

Action Item List

December 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 – Almost Complete
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. Jodi to contact Craig Walker to record the 2 revised Rules – On Going
8. Jerry to investigate paint for black roofing shingles – On Going
9. CC&R to investigate 46th Avenue lots – On Going
10. Todd to meet with Craig Walker on radar speed sign license agreement - Completed
11. Jodi to transfer funds before the end of the year - Completed

12. John & Todd to investigate the black roof in Loden Greens – On Going
13. Jodi to get new computer changed over and look into HOA record keeping - Completed

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5. Landscaping Committee to meet to discuss S. Hill Common Area landscaping
6. Patty to contact property owner about the willow trees at 501 CLD
7. Jodi to contact Craig Walker to record the 2 revised Rules
8. Jerry to send letter to Pratt Construction regarding paint color for black roofing shingles
9. CC&R to investigate 46th Avenue lots
10. Emma to contact City of Richland
11. Gary, David, and Todd meet to draft letter for residents on next phase of masonry wall
12. Ruth & Jodi to meet on 2017 remaining financials
13. Patty to get annual meeting signs from Wendy
14. ARC article for March newsletter on paint approval based on new Earthtone Color Guidelines
15. Gary to begin replacing Common Area lights with LED bulbs
16. Gary & Todd to meet to discuss next phase on masonry wall and pine trees