



Canyon Lakes Property Owners Association Board Meeting  
July 10, 2018

Attendees: Patty Aoyama, Ruth Beckman, Jerry Martin, John Scheer, Steve Crow, David Griffith  
Not in Attendance: Jodi Landefeld, Emma Mercado, Todd Sprong, and Gary Wemhoff  
Visitors: Glen Gaboury, Gene Johnson, Mark Olenius, Lyle K., Doug & Lori Rogers

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

Doug & Lori Rogers discussed their cat missing, presumably from a coyote and asked the Board what would be done about this issue. Their concern is not only for pets, but the possibility that a small child may be attacked. Todd reiterated that the Board would contact the owner of the golf course and let them know that their property in the canyon east of the golf course may contain coyote dens. Todd also suggested the Rogers contact the owner of the property below Zintel Canyon dam and ask them to look for coyote dens. The Board was not sure whom owned the property below the dam, Gary said that it is possibly Corp of Engineers or City of Kennewick property. The Rogers agreed to follow up with the city.

Lyle K. asked if there were going to be any more "slow down" signs placed on Canyon Lakes Drive. The Board said there would not be at this time. Lyle also stated that people with pets have to be more careful when letting them out. Lyle also commented that he's observed drivers (who appear to live in Canyon Lakes) not stopping at stop signs.

Mark Olenius 3614 W. 48th stated that the open lots up next to his property has noxious weeds growing and they are invading his property. Mark also complained that kids are racing at night on his street and he has a concern that kids may be injured. Mark also said that many vehicles are parking on the street, which he thought was a violation of the CC&Rs. The Board recommended that he attempt to get license plate numbers and inform Kennewick Police of the racing. The CCR team will watch for parked cars on the street that exceed 72 hours, but there is little else that can be done.

Glen Gaboury and Gene Johnson did not have any issues to discuss. Gene did note that he did not yet follow up with the Board with some possible language for tree height. Gary noted that in talking with landscape companies, this is an impossible thing to manage.

Minutes: John Scheer motioned to approve the last month's minutes. Steve Crow seconded. Motion was passed.

Financials: John Scheer motioned to approve the last month's financials. Steve Crow seconded. Motion was passed.

President's Report: Todd stated that he had been working with PMI and Heritage to control the water and fix the ruts in the common area where the block fence was installed off 27th Avenue and Olson St. He said that PMI has been good at fixing these areas. Todd advised that the PMI invoice not be paid until the problem is corrected. Todd advised that he would not be in attendance for next month's meeting.

ARC: Two meetings were held in June. There was nothing special to report, all routine business. Jerry noted that the property at 3311 Canyon Lakes Drive is staked for construction, but he has not seen anything on this yet. Todd asked how many lots were yet to be built, Jerry stated less than 10 lots remain.

Landscape: Gary stated that the rock work by Cut Above is complete and has been done well. Heritage has trimmed the bushes in those areas and cleaned up the tumble weeds. The Board was generally pleased with the outcome. Gary stated that Heritage had nothing significant to bring to his attention, all is going smoothly. Gary contracted with Top Tree to limb up low hanging branches around Canyon Lakes Drive and in other common areas. In addition, they are going to remove the 3 birch trees in the island at south Olson St. and Canyon Lakes Drive. Gary noted that he will talk with Heritage about the timing of irrigation in Volunteer Park for next year so as not to inconvenience walkers in the park. Lastly, Gary is still following up on the trench dug along Hildebrandt.

CCR: Patty said that Emma is working with her on ride arounds. There was nothing special to discuss.

Long Range: Jerry noted that the mailbox at south Olson St. and Canyon Lakes Drive should be moved in the future as where it is located, cars park on CLD to access their mail, which causes a safety concern. Jerry noted that the common area around the corner on Olson St. would be a better location. However, the Postal Service would have to be on-board and possibly have to approve the move. Jerry obtained a bid from Mitch Marriott of \$1,100 to move the mailbox. The Board elected to table the action until other information can be obtained.

Secretary: The Secretary had nothing to report.

Financials: Ruth stated the financials are in order. There were no comments.

Manager: The Board reviewed the report Jodi had provided. Jerry asked about the home foreclosure. Todd provided the location of the house. No other comments were made.

Other Business: Todd stated that Hosain Beckmohamadi will become a Board member. Todd stated that he had heard that an exit street may be created from the new Fairchild Cinema and might possibly go through CLPOA property, but in talking with those clearing the property, he found out that the exit will be to the north of the lot on the street that runs from Olson St. to the Wal-Mart entrance. Todd also said that we have to be ready for more traffic, as it will come as these businesses grow in the area. Todd asked about data from the speed limit signs. Jerry

provided a compilation of data from February to July. Most notably was the increase in speeding and reckless drivers over time. Todd noted that KPD does not want more and more phone calls to the non-emergency line, they are aware based on the data Jerry has provided and are taking the issue seriously. Gary asked Jerry about the software program that may help with downloading the data into a more useable format. Jerry said that this is still in the works. Jerry will be providing this latest data to KPD and Gary asked Jerry to check with KPD and see if they may already have a software program in which this data can be analyzed. Jerry will discuss with KPD. Jerry also noted that Ben Franklin buses are exceeding the speed limit and he will be discussing this with BFT Management.

The meeting was adjourned at 8:05 P.M.

Gary Wemhoff