



Canyon Lakes Property Owners Association Board Meeting
June 12, 2018

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

Gary Wemhoff called the meeting to order for Todd Sprong who had a work commitment till 7:30.

Deborah Hunt, Mr. Dahl, Gene Johnson and Craig Walker were present at the meeting. Mr. Dahl asked the ARC for an updated approval on a fence he is installing; original fence 4 feet high, changing to 5 feet – ARC approved modification. Mr. Dahl also told Board about his neighbors that are in violation of the Rules of Community. Jodi will forward information to Patty for review. Deborah Hunt was present to discuss an ongoing situation her mother and sister in laws are having with neighbor, Ed Monk. Jerry gave Board a hand out from Deborah's lawyer to Mr. Monk, Cease and Desist orders. Deborah was given approval from ARC for landscaping project and inquired if ARC had contact with Mr. Monk regarding his retaining wall; the ARC did not. Mr. Johnson discussed tree height and would like Board to change its policy to control community's tree height restrictions. Board tabled discussion till next month and asked Mr. Johnson to write up a policy he would like to see enforced. Craig Walker, CLPOA lawyer was present to discuss legal issues with the Board. He told Deborah Hunt to continue with her legal effects with Mr. Monk, said he will review any tree height policy if Board would like; although managing a 40+ year mature community when no restrictions have been put on tree height may prove to be difficult. Jodi asked Craig about enforcement of Rules for a select few who do not follow Rules no matter what CC&R committee does as well as had Craig explain to Board how late assessments are managed by him. Hosain Beckmohamadi was in attendance observing meeting.

Meeting:

Minutes from the monthly Board meeting held on May 8, 2018 were reviewed. A motion was made to approve the May meeting minutes by Gary Wemhoff, seconded by Emma Mercado and carried.

Financial statements from May were reviewed with no changes. A motion was made to approve the financials by Gary Wemhoff, seconded by Jerry Martin 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 27th Avenue and Olson Street and it is almost completed. Todd is meeting with Heritage on Friday to access Common Area damage needing repair from installation of masonry wall. Todd said he was called about the accident to the

Loden Greens monument on Saturday. Todd worked with the police and the person responsible for damage. Todd asked if any Board member could work with the owner's insurance company as well as getting 2 bids to repair monument damage. Gary will ask Mike at Heritage if he knows any companies that could do the work and get the bids. Todd said he has spoken with KPD traffic control and the officers acknowledged the traffic speed issue in Canyon Lakes after seeing the speed radar sign data and to please reframe from calling the non-emergency number to report speeding as KPD is aware of the situation. Finally, Todd said for all Board members to remember the Board's responsibilities and keep within those guidelines as well as maintaining a professional manner when dealing with the community.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for May have been completed and were routine. Jerry said the ARC is beginning to pick up with the arrival of summer and an increase in number of applications.

Gary Wemhoff gave the landscape report. Gary said he is unhappy with Cut Above's work on the Common Areas on Canyon Lakes Drive. Board agreed to have Gary give a 10 notice to complete project; if not completed, Gary will discontinue with Cut Above completing the project. Gary working with Heritage on identifying trees that need trimming and will have work completed in next month. Lastly, Gary told Board some of the Villas residents wanted the Heritage mowers to mow an area near Villas Common Area land that is owned by the Canyon Lakes Golf Course as they are unhappy with the way the golf course is maintaining that property. The Board was not happy to hear this as Villas residents should not be telling Heritage what to do. Todd will contact Glenn Gaboury, Villas President, about this issue.

Patty was not in attendance to give the CC&R report. Emma told Board she drove the community with Patty and will continue to work on the CC&R committee.

Jerry Martin gave the Long-Range Planning report. Jerry gave a hand out of the Master Plan for the Volunteer Park. The Board discussed the details and will table the discussion until next meeting to gather more details on the actual installation of features.

Ruth Beckmann gave the Treasurer's report. Ruth told the Board the financials are in order.

Jodi Landefeld gave the Manager's report. Jodi thanked the Board for all their support during John's medical treatment in Boston, requested articles for the June newsletter and updated the Board on the late assessments; Karol, Craig Walkers assistant, will be sending letters to property owners that have not paid their late assessments. Finally, Jodi told the Board 2 signatures are needed on any invoices over \$10,000 and all invoices Jodi pays should now be stamped PAID with date and initials.

In other business, Hosain is interested becoming a Board member; Todd will speak with him about becoming a member and what duties it will entail.

The meeting was adjourned at 8:30 pm.

Action Item List

May 8, 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 discuss drainage issue in Common Area on Olson Street with Heritage where masonry wall will be located – On Going
4. Villas dog station to be evaluated and determine who owns wooden fence - Completed
5. Todd to contact Jason Goffard on vehicle selling from home - Completed
6. Jerry to contact Bob Fowler on security cameras - Completed
7. Jodi to email Kim Brock on CLGC weeds in sidewalk - Completed
8. Gary to find stucco repair person for the Loden Greens entry way signs - Completed
9. Patty to put a notice on Face Book for a local electrician for Gary – On Going
10. Jerry to purchase gazebo - Completed

Action Item List

June 12, 2018

1. ARC to monitor dust/debris on new construction lots
2. Gary to contact Mike at Heritage on landscaping issues
3. Todd to discuss repair in Common Area from masonry wall installation as well as drainage issue
4. Gary to contact Heritage on repair to Loden Greens entry way signs
5. Patty to put a notice on Face Book for a local electrician for Gary
6. Todd to contact Glenn about Heritage mowing in the Villas
7. Jerry to get more details for Volunteer Park
8. Jodi to contact Patty about S Morain Place – Mr. Dahl neighbors
9. Board to send Jodi articles for newsletter