



Canyon Lakes Property Owners Association Board Meeting
March 13, 2018

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

Todd Sprong called the meeting to order at 7:00pm.

There were a large number of visitors as well as local news reporters on hand to discuss coyotes in Canyon Lakes. Todd began saying that he has contacted a US Fish and Wildlife Service who has a contractor out of Moses Lake who said he has dealt with this issue before in Canyon Lakes and knows how to deal with it. The cost is somewhere between \$200-\$500. Todd said there are 2 known areas where the coyotes are living. Matt Minter, property owner, began and voiced his story about his cat being taken by a coyote. Other property owners told their story of pets missing and the role coyotes played. The home owners asked to have an article included in the March newsletter to raise awareness with property owners that have pets and the threat of coyotes. Matt will spear head the Canyon Lakes Community Face Book page with updates and set up a donation for funds to have the wildlife management contractor come and deal with the coyotes.

Meeting:

Minutes from the annual meeting and the monthly Board meeting held on February 13, 2018 were reviewed. A motion was made to approve the February meeting minutes by Jerry Martin, seconded by Emma Mercado and carried.

Financial statements from February were reviewed with no changes. A motion was made to approve the financials by Gary Wemhoff, seconded by Emma Mercado and carried.

Todd Sprong gave the President's report. Todd said he spoke with Gene Schreckhise about his health and was pleased to say Gene is cancer free. However, Gene is going to resign as a Board member. Todd thanked him for his many years of service with the HOA and was happy he visited Gene. Todd said he is trying to get the next phase of the masonry wall on Padilla's schedule for the spring and David, Gary and Todd are working on the letter to be distributed to the home owners effected by the new masonry wall. Todd also mentioned he received 2 more bids on the 24 trees that need removing on Olson Street. Todd already has 1 bid for \$1000/tree; Boyd's Tree Service bid \$650/tree and another company \$600/tree, but Todd was not as impressed with them. Todd would recommend Boyd's Tree Service when work is ready to begin.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for February have been completed and were routine. Jerry said the ARC has received 2 new construction submittals and are waiting to hear back from both on the conditions for approval. Jerry told the Board that Pratt Construction, 3403 S. Ledbetter St, new construction home, agreed to add another coat of paint to the existing roofing shingles. Jerry said the ARC is monitoring the new construction lots and will continue to evaluate the progress of construction.

Gary Wemhoff gave the landscape report. Gary said Heritage has begun to do some of the spring maintenance and clean up in the Common Areas. Gary said he is meeting with Mike from Heritage on Friday to discuss the landscaping on 27th Avenue and drainage issues on Olson Street. Gary will contact Emma to see if she is available to meet with Heritage on Friday as well. Gary also reminded Mike to make sure the workers empty the trash cans in the Volunteer Park.

Patty gave the CC&R report. Patty said she is having an issue with Kim Ouren's RV parked in her driveway way over the 72hr limit. Todd said he would go speak with her about the violation.

Jerry Martin gave the Long-Range Planning report. Jerry stated that nothing is new from what was presented at the annual meeting last month. Ruth said her friend has moved from the development with the park and gazebo.

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. Gary suggested that the Board revisit the removal of the 24 trees later in the year to determine if any funds are available. Ruth will be gone for the April meeting and financials will be completed when she returns.

Jodi Landefeld gave the Manager's report. Jodi reviewed the February Action Item list, told the Board the early discount assessments were due and a little over 200 property owners still need to pay their 2018 assessments.

In other business, Glenn Gaboury, Villas President said that the Villas annual meeting went well and there are 2 areas of concern for the Board. 1. Villas would like to add a dog station in their area to help with the dog poop left in residents' yards. 2. Replace the wooden fence around the club house with the new masonry wall. The Board told Glenn they are not sure the wooden fence is CLPOA's and will look into that as well as installing a dog station.

The meeting was adjourned at 9:00 pm.

Action Item List

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. Jerry to invite neighborhood watch visitor - Completed
4. Landscaping Committee to meet to discuss S. Hill Common Area landscaping – Completed

5. Patty to contact property owner about the willow trees at 501 CLD - Completed
6. Emma to contact City of Richland - Completed
7. Gary, David, and Todd meet to draft letter for residents on next phase of masonry wall – On Going
8. ARC article for March newsletter on paint approval based on new Earthtone Color Guidelines – Completed
9. Gary to begin replacing Common Area lights with LED bulbs - Completed
10. Gary & Todd to meet to discuss next phase on masonry wall and pine trees – On Going
11. Patty to collect annual meeting signs - Completed
12. Todd to get additional tree removal quotes - Completed
13. Gary to discuss drainage issue in Common Area on Olson Street with Heritage where masonry wall will be located – 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. Gary, David, and Todd meet to draft letter for residents on next phase of masonry wall
4. Gary to discuss drainage issue in Common Area on Olson Street with Heritage where masonry wall will be located
5. Villas dog station to be evaluated and determine who owns wooden fence
6. Gary to meet with Heritage on landscaping issues on 27th Avenue