

CLPOA Meeting Minutes 5/8/18

Attendees: Todd Sprong, Jerry Martin, John Scheer, Patty Aoyama, Gary Wemhoff, Ruth Beckmann, David Griffith, Emma Mercado.

Not in attendance: Steve Crow, Jodi Landefeld.

Visitors: Glenn Gaboury

Todd called the meeting to order at 7:02 P.M.

Meeting Minutes:

Jerry Martin make the motion to approved the prior month minutes. Gary Wemhoff noted there was a grammatical error on page 2 "Patty told the board Jen Brinkworth is no long going to help out as a CC&R subcontractor." Long should be changed to longer. The motion was revised to include the wording change. Patty Aoyama seconded the motion. The motion was passed.

Financials:

Gary Wemhoff made the motion to approve the financials. David Griffith seconded the motion. The motion was passed.

Presidents Report:

Todd Sprong noted that the block fence at 27th and Olson is just about done. He said that Padilla had broken a few sprinklers at one residence but obtained parts and fixed them. Because of a cement strip along a residence, Padilla said they will be doing a 4" bump out. There will be no noticeable effect from this. All the boards that were removed are gone, Todd is working with the person to pick up the remaining poles. Once completed, the same person that did the cleanup at other fence locations will come in and clean this area up.

ARC Report:

Jerry Martin noted that there were two meetings in April. A summary of the meeting items was provided. Of interest was the approval of the fence at the Bjork residence, the roof that needs to be painted by Pratt at 3403 S. Ledbetter, and the question of the fence height at 3612 Ledbetter.

Landscape Report:

Gary Wemhoff noted that Heritage was in normal maintenance mode with mowing and weed care. Tree trimming will be coming up in the weeks to come. One homeowner contacted Gary about a broken irrigation line caused by the new fence on 27th. Gary contacted Heritage and asked them to fix the damage. Heritage had called Gary about

the rock work being done on CLD as to how far off they were in their bid. Gary told them that the difference was greater than 10%. Heritage stated that they would like to be the exclusive service provider for Canyon Lakes, Gary told them they would need to sharpen their pencil when it comes to bidding on additional work. Gary also spoke with Mike at Heritage about the condition of the ground along 27th (ruts and uneven ground after the fence was completed), Mike said they will leave it and let the grass fill in the bald spots. Mike also told Gary about a homeowner in the Villas that was not happy that Heritage was not mowing a "common area" behind his house. Mike told him that the area in question belongs to the golf course. Mike confirmed this with Kim Brock and relayed the message back to the homeowner (issue resolved). Gary brought up the trench that was dug along the Greens wall, presumably by the contractor developing the area west of the Greens, to obtain access to irrigation. Gary will be contacting a few companies to find out who and resolve the issue of them putting the landscape back to the condition they found it. David Griffith asked about tree trimming on CLD, some trees need to be trimmed up to prevent damage to vehicles (i.e., motorhomes, travel trailers, etc.). Gary stated that he will compile a list of areas and get this taken care of in the weeks to come. Patty Aoyama asked about the tree stump on Hildebrandt, and Todd noted there was another stump along CLD that needed attention.

CCR Report:

Patty Aoyama stated that there was nothing unusual or of significance to report.

Long Range Report:

Jerry Martin said the gazebo was ordered, and he obtained the sale price. It will be delivered to Todd's residence and will be stored at Todd's storage space at the Manor until such time as it is installed. Jerry will create a master plan on this item to include cement work, electrical, a picnic table, a standing BBQ, but no lights. Jerry asked about trees, and Gary said we should work the trees into the master plan. Trees that will grow large and provide a lot of shade would be desirable.

Secretary's Report:

Gary Wemhoff had nothing to report.

Treasurer's Report:

Ruth Beckman stated all is in order and there were no questions.

Manager's Report:

Todd Sprong noted that Jodi is working remotely and he noted that the Board is in need of two new members. Current Board members are encouraged to recruit new members.

Other Business:

Jerry Martin stated that the letter that declares the Canyon Lakes development is complete within its existing boundaries. The letter will be sent to the Real Estate/Contractor population to advise them of the declaration. The letter was reviewed by our attorney and signed by Todd Sprong.

John Scheer noted that last month Glenn Gaboury asked about a dog station for the Villas. John made the motion to approve the purchase and installation. Jerry Martin seconded the motion. The motion was passed. John will work with Glenn as to the location. Glenn said that no one in the Villas wanted to empty the station, but Todd said that it will be included in our current contract.

Jerry Martin produced a printout of the data from the speed signs. He noted that approximately 300,000 cars passed the signs since February and the data shows that there is a greater number of speeders and reckless drivers than known before. Jerry is working with Sgt. Matt Newton at the KPD to review the data. Jerry is also still working with Andy Peterson at Traffic Calm to find out how the data can be downloaded into an Excel type worksheet in order to analyze the data more efficiently.

Glenn Gaboury stated that there are some homeowners in the Villas that do not believe they are getting their money's worth from the greater CLPOA. A couple homeowners want the CLPOA to replace their wooden fences. Todd stated that to his knowledge, those fences do not belong to the CLPOA and that the CLPOA would not be replacing them. Glenn invited Todd to the next Villas board meeting on May 22nd to state the benefits of the greater CLPOA and the fence situation.

The meeting concluded and was adjourned at 7:50 P.M.