



Canyon Lakes Property Owners Association Board Meeting
November 13, 2018

Meeting was called to order at 7:00 P.M. by Todd Sprong. Gary Wemhoff will be acting as Secretary taking minutes of the meeting as Jodi was out of town for her husband's medical evaluation.

Attendees: Emma Mercado, John Scheer, Steve Crow, Gary Wemhoff, Todd Sprong, Patty Aoyama, David Griffith, Ruth Beckmann

Not in Attendance: Jerry Martin, Jodi Landefeld

Guests: Denis McKee, Glenn Gaboury, Jeannette Valley

Denis was in attendance to view the board as he is going to fill an open vacancy position and work within the Landscape Committee. A motion was made to install Denis McKee as a new board member by Emma Mercado, seconded by Steve Crow; and carried.

Glenn Gaboury was in attendance to discuss the possibility of a memorandum of an understanding between the CLPOA and the Villas regarding Common Area maintenance within the Villas. A small group of homeowners (6) within the Villas are pushing for a written agreement. Glenn went thru the history of the Villas and relayed the information that the final phase of the Villas relinquished maintenance to the Canyon Lakes HOA. The group, known as the Villas Advisory Committee, is the group of 6. Todd suggested that a discussion be held with Craig Walker, so Todd and Glenn will plan to meet with Craig.

Jeannette came in late and was observing. She is a potential candidate for an open board position.

Meeting:

Minutes from the monthly Board meeting held on October 9, 2018 were reviewed. A motion was made to approve the October meeting minutes by John Scheer, seconded by Patty Aoyama and carried.

Financial statements from October were unavailable and Board will be reviewed via email once Jodi returns to complete the October reconciliations with Ruth. A motion was made to approve the financials by Steve Crow, seconded by Patty Aoyama and carried.

Presidents Report: Todd discussed the proposal by Heritage to replace bushes and scrubs in various areas and will likely pursue these changes this winter. Todd advised the Board about faded wooden entrance signs that will be replaced by metal signs, to be done by "Signs by Sue" for approximately \$2,200. Todd noted that some graffiti showed up on the block wall by The Nines. He is going to pressure wash it off.

ARC Report: We reviewed the ARC report, there were no comments. A comment was made about the house in the Villas that the owner painted the brick. It was repainted and looks good. The homeowner is flipping the house hoping to sell it quickly. Neither John nor Steve had additional information for the Board.

Landscape Report: Gary reported that he requested Heritage plant the two trees in the park. The cost was \$500 for both. There was nothing else to report.

CC&R: We reviewed the CC&R report. Patty noted that a boat has been in the driveway on Green St. with a cover over it for some time.

Long Range Report: Jerry was not in attendance, therefore there was no discussion. Todd did state that we may forego another set of radar speed sign as they may not be beneficial. Kids are speeding to see what the signs will say (i.e., Slow Down), and in his discussions with the KPD, they might provide additional benefit. Patty and David asked about looking at speed humps or speed dots.

Financials: There was no financial report. Once it is available, the Board will review via email. Ruth had nothing else to report.

Jodi Landefeld was out of town and not in attendance. We reviewed the Manager's Board packet handout. There were no questions or comments.

New Business: Discussion was held briefly regarding speed sign data. Steve commented that the number of speeders remains constant based on the history of the data to-date.

The meeting was adjourned at 7:45 P.M.

Action Item List

October 9, 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. Jerry and Todd to write letter to Wal-Mart on homeless situation – On Going
4. Patty and Emma to monitor Common Areas – On going
5. Jerry to meet with Benton Rural Fire District #1 - Completed
6. Todd to discuss trimming arborvitae at Villas entrance - Completed
7. Jodi to mail 2019 budget to homeowners - Completed
8. Board to have a picnic lunch to install plaque for Manny - Completed
9. Jodi to include items in December newsletter as well as spring newsletter – On Going

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4. Patty and Emma to monitor Common Areas
5. Jodi to include items in December newsletter as well as spring newsletter
6. Todd to pressure wash graffiti
7. Todd & Glenn to meet with Craig
8. Jodi to send financials to Board