



Canyon Lakes Property Owners Association Board Meeting
October 9, 2018

Attendees: Patty Aoyama, Ruth Beckman, Steve Crow, Jerry Martin, Emma Mercado, John Scheer, Todd Sprong, Gary Wemhoff and Jodi Landefeld

Not in Attendance: David Griffith

Visitors: Glen Gaboury, Villas President, Denis McKee and Deborah Hunt were observing the meeting. Deborah asked about the sidewalk tripping hazards near the 11th green and who is responsible for maintaining the sidewalks. Todd told her responsibility lies with whoever is the owner of the property where the sidewalks are located. Todd said the sidewalk area Deborah asked about is owned by the golf course; Todd will speak with Mike Lungren from the golf course about this issue.

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

Meeting:

Minutes from the monthly Board meeting held on September 11, 2018 were reviewed. A motion was made to approve the September meeting minutes by John Scheer, seconded by Patty Aoyama and carried.

Financial statements from September were reviewed with no changes. A motion was made to approve the financials by Jerry Martin, seconded by Patty Aoyama and carried.

Todd Sprong gave the President's report. Todd told the Board he did a final walk down with Padilla Masonry along the new masonry wall on Olson Street and everything is in order. Todd told Glenn he asked Padilla's about the higher quote for the Villas masonry wall and said it was quoted higher due to complications from trees and other landscaping issues. Todd attended the Villas annual meeting where he answered questions by Villas residents. Todd, Mike and Jodi drove around to view the Common Areas and which areas need updated landscaping. Todd said 3 dead trees need removing. Mike Scoville told Todd he thinks KID is responsible for trench dug in the Common Area near The Greens. Gary said he has been in contact with KID about the trench and was told KID was not responsible. Todd will call KID as well. Todd said the Board needs to start recruiting new Board members as Gary is moving and December will be his last meeting, David has not been showing up for meetings and the Board is currently down 2 members.

Jerry Martin gave the ARC report. Jerry said the ARC submittals for September have been completed and were routine. Steve sent Jodi the phone number for Benton County Clean Air Authority for blowing dust from new construction lots. Jodi will put the information in the December newsletter.

Gary Wemhoff gave the landscape report. Gary told the Board Heritage is doing fall clean up. Heritage submitted a new contract proposal for 2 years 2019-2020; with a monthly fee of \$8924 plus tax; a \$500 increase which includes areas that had not been included in their previous contract. Gary said Heritage has been very attentive whenever he has asked for work to be done. A motion was made to approve Heritage Landscaping for 2019-2020 at \$8924/monthly with the addition of including weekly cleanup of the 3 trash cans in the Volunteer Park by Gary Wemhoff, seconded by Patty Aoyama and carried. Gary said Mike suggested adding a variety of maple trees in the Volunteer Park to block the sun and shade the gazebo as well as adding 2 new trees where the other trees were damaged by vandalism. Gary said he is stepping down as a Board member in December as he is moving to Lewiston; Todd will temporarily take over the landscaping committee.

Patty gave the CC&R report. Patty told the Board things are running smoothly and a few certified letters were sent out. Emma and Patty wanted to discuss stained wooden fences and how unattractive looking they are in the neighborhood. Gary asked if there was anything in the Rules about this; Patty said no. Todd suggested including a general letter in the December newsletter on upkeep of lots and how unattractive unstained wooden fences look. Todd told the CC&R committee to make sure they go to Craig Walker if there are issues with difficult repeated violators. Steve wanted clarification on Hoitnik's certified letter to fix broken garage door window and what the follow up will be for noncompliance. Patty said she will check the letter and see what the next steps are. Gary recommended putting the Sign Rule in the December newsletter as he has noticed some violators lately.

Jerry Martin gave the Long-Range Planning report. Jerry and the Board discussed the Long-Range Planning handout. Jerry said KID is not planning to line the canal next year so the 36th Ave & Ely rock/fabric will be moved to medium priority. John asked about the removal of the Olson Street trees as well as the radar speed signs. Jerry said we are going to wait on adding more signs to see if speed data shows traffic slowing down. John would like to have sidewalk tripping hazard repairs moved from medium to high priority; John and Jerry will revise and update sidewalk repair spreadsheet.

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

Jodi Landefeld gave the Manager's report. Jodi reviewed the Action Item List and told the Board she will be in Boston for the November meeting. Gary will take notes.

In other business, the Board reviewed the 2019 budget which will be mailed to homeowners in October and will be voted on at the December meeting. A motion was made to increase the annual assessment 5% = \$15 to \$315 by Gary Wemhoff, seconded by Jerry Martin and carried. Jerry passed around the plaque for Manny Beckmann that will put on the Volunteer Park bench. Jerry asked if anyone would be available for a pot luck lunch Saturday to install the plaque. Jerry discussed the computer analysis position. Jerry said Chris Laurion volunteered to help and Jerry is thrilled with his help. Steve told the Board that the radar speed sign data has not shown a lower percentage of speeding, but would like to see the data for the change in percentage of

how fast cars are driving. Gary said he believes the data has been excellent information for the Kennewick Police Department which was an eye opener for KPD on the speeding in Canyon Lakes. Jerry discussed a meeting set with Benton Rural Fire District #1 who were first responders on site for the fire that broke out in Bofer Canyon. Jerry will discuss the after-action report that documents the fire. Jerry said it is important to clean up around your home to prevent fire damage. Gary said it might make sense to hold off including information until the spring newsletter. Jerry talked about a public meeting regarding sex offenders living in a half way house on 4th Avenue. Jerry sent a note to Craig Walker about how to prevent sex offenders from moving into Canyon Lakes. Glenn spoke on behalf of Villas. Glenn said they now have 3 volunteers for the Villas ARC. Glenn discussed the 2 locations of the overgrown arborvitae in the Villas and Gary's recommendation of removing the arborvitae and replacing with skip laurel hedging. Todd will speak with Mike at Heritage about trimming the entrance arborvitae and hold off on the arborvitae around the pool at this time.

The meeting was adjourned at 8:30 pm.

Action Item List
September 11, 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. Jodi to work on 2019 budget - Completed
6. Jerry to meet with KPD on speed radar sign and email Board – On Going
7. Gary to meet with Mr. Feathers on 36th Avenue lots - Completed

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4. Patty and Emma to monitor Common Areas
5. Jerry to meet with Benton Rural Fire District #1
6. Todd to discuss trimming arborvitae at Villas entrance
7. Jodi to mail 2019 budget to homeowners
8. Board to have a picnic lunch to install plaque for Manny
9. Jodi to include items in December newsletter as well as spring newsletter