



Canyon Lakes Property Owners Association Board Meeting
September 11, 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 and Villas home owner, Harry Clemmons, were observing the meeting. A discussion transpired with the visitors and the Board regarding Villas ARC and Common Areas. Glenn told the Board the Villas meeting will be held on Wednesday, September 26th, 2018 at 6:00 pm. Doug Rogers came to the meeting to discuss an ARC application he would like reviewed.

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

Meeting:

Minutes from the monthly Board meeting held on August 14, 2018 were reviewed. A motion was made to approve the August meeting minutes by Gary Wemhoff, seconded by Patty Aoyama and carried.

Financial statements from August 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 told the Board Carrie Brittain sold all of the extra fence boards and poles from the wooden fence along Olson Street and the masonry wall will be completed soon. Todd explained for security reasons for the home owners in CL #9; the masonry wall will not have an opening on Olson Street as it did with the wooden fence. Todd said he has been working with Patty on CC&R issues. The Board told Todd welcome back!

Jerry Martin gave the ARC report. Jerry gave a hand out of the August ARC report. Jerry said the ARC submittals for August have been completed and were routine. Todd and Glenn looked at the ARC issue with the Madrigal's white painted brick and will come up with a plan to get the problem corrected.

Gary Wemhoff gave the landscape report. Gary discussed the Villas Common Areas and will meet with a few of the Villas residents about the Common Areas. Gary said the Loden Greens monument sign repairs are completed and sign looks good; repairs were paid for by insurance coverage of person who damaged the sign. Gary will meet with Brashear Electric to come up with a plan of replacing the lights at the monument signs as many of the lights need updating. Gary will discuss the hillside along 36th Avenue with Mr. Feathers to look at who owns which lot. Gary said Heritage is beginning their fall clean up and Mike is putting together the contract

for 2019. Jodi told Gary to make sure the easement off Volland Court is included in the new contract.

Patty gave the CC&R report. Patty told the Board things are running smoothly and a few certified letters were sent out. Patty said the sub-contractor contract for Emma was signed.

Jerry Martin gave the Long-Range Planning report. Jerry said there is a work party to build the gazebo, bench and waste basket on Saturday. Jerry hired 2 contractors and asked for volunteers if anyone is available.

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 all the pertinent paperwork was shredded and articles for the September newsletter are due by next week Wednesday. Jodi will begin working on the 2019 budget for the mailing in October.

In other business, Jerry said a committee met with Brian Ellis, Kennewick Fire Department, Fire Prevention Department, to discuss fire prevention for our Community. Jerry said that the KFD is working on coming up with a sustainable co-operative plan for home owners and the KFD to prevent damage from fire in the future. Todd read a note to Ruth letting her know a brass plaque for Manny Beckman for his years of service will be attached to the Volunteer Park bench in his honor. Jerry gave a hand out with data collected from the Speed Radar signs. Jerry will be meeting with KPD to discuss the findings from the speed radar signs and will email the Board a summary of the meeting.

The meeting was adjourned at 8:40 pm.

Action Item List
August 14, 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. Glenn and Gary to work on Villas Common Areas – On Going
5. Patty and Emma to monitor Common Areas – On Going

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2. Gary to contact Mike at Heritage on landscaping issues
3. Jerry and Todd to write letter to Wal-Mart on homeless situation
4. Glenn and Villas residents and Gary to work on Villas Common Areas
5. Patty and Emma to monitor Common Areas
6. Jodi to work on 2019 budget
7. Jerry to meet with KPD on speed radar sign and email Board
8. Gary to meet with Mr. Feathers on 36th Avenue lots