



Canyon Lakes Property Owners Association Board Meeting  
October 11, 2022

The meeting was called to order at 7:00 P.M. by John Scheer at the Villas clubhouse.

Attendance: Patty Aoyama, Ruth Beckmann, Emma Mercado, Dave Ottley, Mark Reis, John Scheer, Karen Shelstad, Chris Winkley, and Jodi Landefeld. Not in attendance: Jerry Campbell, and Reid Klei

John called for an executive meeting at 8 pm; the general meeting will be held from 7-8 pm

**Guests:** Mr. & Mrs. Hubersberger, Mr. & Mrs. Edwards, April Stone, and Tamme Ward were in attendance at the meeting. Mary Kay Edwards and her husband were driving on Canyon Lakes Drive and were passed by a white truck on the left side; illegal and dangerous. She asked the board to give a traffic calming update. John told the group Dave H. did a great deal of work on the traffic calming study, however, he resigned from the board as he needed to devote his time to his wife. John said the board needs a person to head up the ad hoc traffic committee. Traffic calming is the number one concern of homeowners based on the survey. Emma said the board has spoken to KPD to increase patrol; however, KPD told the board they are short-handed and not able to devote many resources to monitoring Canyon Lakes' traffic speed. Chris said the speed humps are \$2,500 each not including signage and painting; approximately \$150,000 for Phase 1. Mr. Hubersberger asked about stop signs around Canyon Lakes Drive. Karen suggested the long-range committee take over the traffic calming project; John said Dave H. was not able to find any companies willing to take on such a small job. John will contact Mr. McKay to talk with the city traffic engineers about using their contractors to put in the speed humps. Jodi will meet with Karen and Reid on the long-range projects and discuss traffic calming.

**Meeting:**

Minutes from the general monthly meeting held on September 13, 2022, were reviewed. A motion was made to approve the September minutes by Emma Mercado, seconded by Chris Winkley, and approved.

Financial statements from September 2022 were reviewed. A motion was made to approve the financials by Emma Mercado, seconded by Patty Aoyama, and carried. Dave asked how the budget vs. actual financial report works, and Jodi explained the report. Dave asked about the legal fees for a homeowner who has used many of the budgeted legal fees. John told the board that has been taken care of and that any communication the homeowner has with our lawyer will be charged to the homeowners, not Canyon Lakes.

President's Report: John Scheer gave the President's report. John told the board he met with Jodi and Ruth on the 2023 budget which will be discussed further in the executive meeting at 8 pm. John discussed the lining of the KID canal easement along 36<sup>th</sup> Avenue. KID will be putting in a road on the CLPOA property. John said the proposal is for KID to take over the CLPOA property; however, the board was not in favor of Quick Claim Deeding the property to KID.

ARC Report: Dave Ottley gave the ARC report. Dave said the ARC had a meeting tonight and said the ARC is working on several issues with various homeowners. Mary Kay asked if any legal letters had been sent

to 1206 S. Ledbetter St. Dave said 2 letters have been sent to the homeowner; one by our attorney and one by the HOA.

Landscape Report: John Scheer gave the landscaping report. John told the board the Loden Greens monument sign was repaired and repainted. The Estates monument signs have been repaired as well. Three (3) trees have been replaced in the S. Hill common areas. John said he will be going out for a bid for the common area maintenance as the contract with Heritage Landscaping expires in January 2023. John said the ruby sunset maple will be the tree the board will plant along 27<sup>th</sup> Avenue. The tree was on the approved list from the city of Kennewick.

CC&R Report: Patty Aoyama gave the CC&R report. Patty told the board she has lots of boats, trailers, and RV issues she and Emma have been dealing with. Karen asked about the violations that are against city ordinances and if the CCR turns them over to the city. Patty explained that she does turn over violations to code enforcement, but the city is very slow to respond. Dave asked Patty to include a list of the long-standing issues that might involve the ARC in her monthly CCR report. Mrs. Hubersberger asked if a letter could be sent to homeowners who have bushes/shrubs in violation of upkeep and blocking the vision of drivers and walkers. Jodi asked to give her an address to send letters.

Long-Range Planning: Jodi is to meet with Karen and Reid next week.

Secretary Report: Emma Mercado did not have any items for the Secretary report.

Financial Report: Ruth Beckmann gave the financial report. Ruth told the board the financials are all in order.

Manager's Report: Jodi Landefeld gave the Manager's report. The September newsletter is completed, and the 3<sup>rd</sup> quarter taxes need to be completed. Mary Kay asked about manager hiring. John said the executive committee and a few board members have done an extensive search and more information will be coming to homeowners once a candidate is chosen.

New Business: The board will discuss the 2023 annual assessment in the executive board meeting.

Meeting adjourned at 8:00 pm

#### Action Items September 13, 2022

1. John to contact Mitch Marrott on Irby Street and Loden Greens monument repairs – August 31, 2022 - completed
2. John to contact Karen to see her intentions as a board member - completed
3. Board on 47<sup>th</sup> Court – Craig Walker to contact Asmus's lawyer – ongoing
4. John to update the Board on Kim Ouren's lawsuit – hearing scheduled for October 21, 2022 - ongoing
5. Board continues to review revised master documents – Craig Walker to review – we are under his timeline - ongoing
6. Jodi to meet with Reid and Karen on the long-range planning on October 18, 2022 - ongoing
7. Jodi to contact Craig Walker on the plywood fencing issue - ongoing

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