



Canyon Lakes Property Owners Association Board Meeting
August 13, 2019

Meeting was called to order at 7:00 P.M. by Steve Crow

Attendees: Patty Aoyama, Ruth Beckmann, Steve Crow, Jerry Martin, Emma Mercado, John Scheer, and Jodi Landefeld

Not in attendance: David Griffith, Nickie Sjogren, and Todd Sprong

Guests: Renette Martin, Glenn Gaboury and Jeff Jensen & Traci McKinnon. Jeff & Traci received a letter about a notice of public hearing, August 26th at 6:30 pm, regarding a proposed amendment to change land use designation from commercial to semi-residential on the vacant lot off Hildebrand Ave where the damn is located. They had a few questions: 1. Did HOA know 2. Will the new development be part of Canyon Lakes 3. What does semi-residential mean. Emma, Patty and Jerry will attend the meeting and get more details about this situation. Renette and Glenn were observing the meeting.

Meeting:

Minutes from the monthly Board meeting held on July 9, 2019 were reviewed. A motion was made to approve the July meeting minutes by John Scheer, seconded by Patty Aoyama and carried.

Financial statements from July were reviewed. A motion was made to approve the financials by Jerry Martin, seconded by Emma Mercado and carried.

President's Report: Todd was not in attendance for the meeting. Steve said the Estates at Canyon Lakes signs were painted and look great.

ARC Report: Jerry Martin told the Board the July applications were all very routine. ARC had 2 new construction plans for review; ARC had a question about partial metal roofing shingle one of the property owners listed as a possibility. Jerry spoke with the resident who said it would match the weathered wood shingle color. The ARC has not had any communication from Jerimiah Harris from the certified letter he was sent to remove black fabric rolls on his vacant lot; he has till September 2, 2019 to remove them. The ARC will review shed Guidelines.

Landscape Report: A landscaping Board of Director is needed. Jodi discussed landscaping issues with the Board. A motion was made to accept Top Tree bid to remove 3 dead trees up to \$2100 by John Scheer, seconded by Jerry Martin and carried. A motion was made to have Heritage remove all the wood chips on Olson Street, 27th Avenue and the 3 new trees being removed up to \$2,500 by Jerry Martin, seconded by John Scheer and carried. Patty and Emma will send a letter to home owners that have foliage hanging over the new masonry wall. Contreras completed trimming the trees in the 3 circles.

CC&R Report: Patty Aoyama gave the CC&R report. Patty and Emma reviewed the CC&R drives and violations. John asked about the for-sale signs that are in the CLPOA Common Area that need to be removed.

Long Range Planning: Jerry and Nickie will discuss long range planning and give an update at our September monthly meeting. Jerry gave some highlights of what to expect next month. A motion was

made via email in July to approve installation of the masonry wall along Ely Street by Padilla Masonry up to \$95,000 by David Griffith, seconded by Ruth Beckmann and carried. Ruth asked about the wooden fence on Ely that has not been removed. Jodi will talk to Noah with Padilla's tomorrow. Update: the wooden fence boards will remain in place as arborvitae blocking the fence; it was decided best to leave the wooden fence alone.

Secretary: Emma gave a Secretary report. Emma asked to get 2019 updated Canyon Lakes maps. Jodi will contact City of Kennewick GIS about it.

Manager's Report: Jodi Landefeld reviewed the July Action Item list. Jodi told the Board she has been working with Heritage on landscaping issues, spoke with Fire Department to remove weeds near the fire hydrant on Hildebrand and contacted City of Kennewick to remove weeds in the right of way near the Hildebrand round about.

New Business: John asked about the sidewalk repair that is needed where people have to walk on the road where the sidewalk has collapsed. Jerry said he and John tried to meet with a 2nd concrete contractor but he was a no show. The Board agreed to table the discussion till the September meeting. Steve asked Ruth about her back yard with the installation of the new masonry wall and Ruth said it is all good. Jerry spoke about his meeting with Sargent Newton who spoke with 4 different traffic police to monitor Canyon Lakes Drive and S. Olson St. Jerry is collecting the speed radar signs data and it is being analyzed by a property owner. Steve reiterated 2 Board members are needed and to think about possible property owners that would be interested.

Meeting adjourned at 8:15 pm

Action Item List

July 9, 2019

1. ARC to monitor dust/debris on new construction lots – On Going
2. David to work on advertising proposal for newsletter – On Going
3. Jerry to email Jodi name of person helping with speed radar signs – On Going
4. Denis, Todd and Mike to discuss Common Areas and bid for upgrades to Common Areas along Canyon Lakes Dr – On Going
5. Nickie and Jerry to meet on long range planning – On Going
6. Patty to send letter to The Greens residents on lawn upkeep – On Going
7. Patty to contact Code Enforcement for Denis on tree limb encroachment on S. Irby St – On Going
8. Denis to investigate backflow testing – Needs new Board member
9. Patty, Todd and Emma will speak with owner on Green Street about boat storage repeated violations – On Going
10. Todd and David will paint Estates monument sign - Completed
11. Jerry to get another bid for sidewalk replacement – On Going
12. Jodi to email Heritage to cleanup S Keller Place vacant house - Completed
13. Jerry to meet with Sargent Newton on traffic calming for dangerous intersection – On Going
14. Denis to contact landscapers to complete tree trimming and tree removal – On Going
15. Jodi to include thank you to home owners that follow R&R's in September newsletter – On Going

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3. Jerry to email Jodi name of person helping with speed radar signs
4. Todd and Mike to discuss Common Areas and bid for upgrades to Common Areas along Canyon Lakes Dr
5. Nickie and Jerry to meet on long range planning
6. Patty to send letter to The Greens residents on lawn upkeep
7. Patty to contact Code Enforcement on tree limb encroachment on S. Irby St
8. Board member to investigate backflow testing – possibly new landscaping chairman when appointed
9. Patty, Todd and Emma will speak with owner on Green Street about boat storage repeated violations
10. Jerry to get another bid for sidewalk replacement
11. Jodi to include thank you to home owners that follow R&R's in September newsletter
12. ARC to review shed Guidelines
13. Jodi to order GIS 2019 maps