



Canyon Lakes Property Owners Association
Board Meeting
September 12, 2023

The meeting was called to order at 6 P.M. by Dave Ottley at the Villas clubhouse.

Dave Ottley asked for any addendums to the meeting agenda, there were none to report.

Emma Mercado took roll call.

Attendance: Dave Ottley, Chris Winkley, Emma Mercado, Geoff Harvey, Alicia Mercado, Karla Palmer, April Stone, Reid Klei, Amber Moore and Devin Lundstrom, Teresa Frost, Jim Stottlemeyer.

Not in attendance: Jerry Campbell, Mary Kay Edwards

Guests: The following guests attended the meeting: Paul Roberts, Iris Esparza, Lillian Moran, and Glenn Gaboury.

Meeting:

Minutes from the general monthly meeting held on August 8, 2023, were reviewed. Emma Mercado made a motion to approve the minutes from the last meeting, Chris Winkley seconded the motion and the minutes were approved. 11 in favor, 0 opposed, 0 abstained.

Treasurer Report: Teresa Frost stated that she feels like we will be ready by Nov 30th with the budget plan for 2024 and CCR, assuming the Board reviews the budget in October. She said that Craig Walker is confident we will be ready for the Annual Meeting with the revised CCRs.

ARC Report: Dave Ottley

Secretary Report: Emma Mercado had nothing to report.

Communications Report: Geoff Harvey proposed we move to the Mid-Columbia library and make that our permanent meeting location. No further discussion. Geoff Harvey made a motion to approve the “trial run” to the Mid-Columbia library starting in October, Amber Moore seconded the motion and it was approved. 11 in favor, 0 opposed, 0 abstained.

CCR Report: No report was submitted but Emma Mercado gave an update on the stored boat on Neel Ct. A certified letter has been sent out to the homeowner, they have 5 days to reply and then fines will be implemented.

Landscape Report: Jim Stottlemeyer stated the weeds along Volunteer Park and the canal have been taken care of. Jim Stottlemeyer has spoken to Heritage Landscaping about the weeds along the streets and sidewalks around Canyon Lakes Drive. Chris Winkley asked why just Canyon Lakes Drive and not all of the neighborhoods. Amber Moore stated that she takes care of her loop and thinks that others are currently doing the same. Curb and sidewalk maintenance needs to be communicated to homeowners

that it is their responsibility to maintain. April Stone stated she thinks it is a good idea to have Heritage Landscaping take care of it as the loop is often walked. Chris Winkley stated that he knows the CCR committee has a lot on their plate and Emma Mercado concurred.

Jim Stottlemeyer made a motion to have Heritage Landscaping take care of the weeds on Canyon Lakes Drive from the sidewalk to the curb and curb to the street.

After further discussion, the motion was withdrawn. Jim Stottlemeyer brought up the hedge after dealing with it for months and years. The homeowner will be billed for the invoice from Heritage Landscaping for the trimming of the hedge and if not paid for, the homeowner will have a lien placed on their home. Jim Stottlemeyer stated he is going to work with Emma Mercado and give the homeowners the knowledge that this is a CCR issue and if they do not take care of the weeds then we will inform them that we will hire someone to take care of it and then send the bill to homeowner. Jim Stottlemeyer suggested we could send out letters to homeowners to bring this to their attention. Teresa Frost mentioned that these procedures and remedies were already described in the CLPOA's governance documents, and additional notification is probably not necessary. Jim Stottlemeyer states he has attempted to contact the Canyon Lakes golf course about their weed issue, and they have been non-responsive.

Paul Roberts states he moved to Canyon Lakes in 2018, he volunteered in 1994 at Habitat for Humanity, He was on the ARC committee in South Carolina that had a total of 49 houses in their HOA. He is now retired. Paul Roberts is interested in joining the Board and ARC.

Iris Esparza stated she was invited by Geoff Harvey to join the communication committee. She has a background in social media coming from her previous job. Emma Mercado stated she knows someone named "Tony" who is interested in joining the Landscaping committee and will reach out to him for his contact information. Jim Stottlemeyer gave a shout-out to Karla Palmer and Reid Klei that Heritage Landscaping had told him they were their favorite HOA to work with by far.

Jim Stottlemeyer gave a shout-out to Devin Lundstrom on the transition of the new manager. He said it has been a seamless transition and she is doing a fantastic job in the role.

Long Range Plan Report: Amber Moore stated that there is no new business to report.

Manager Report: Devin Lundstrom gave a report that she and Teresa Frost met with Craig Walker to discuss revisions to our CCRs and Master Declarations. She has been working on cleaning up files and staying current on the CCR violations.

New Business: Jerry Campbell does not have a report. He asked Dave Ottley to cover for him. Jerry Campbell will return for the October Board meeting.

The meeting was adjourned at 7:15 p.m.

Action Items:

Note: Action Items due dates are end of day unless otherwise stated.

- Board continues to review revised master documents – Craig Walker to review – [Devin Lundstrom and Teresa Frost met with Craig Walker from the Walker Heye firm on 8/31/2023. Teresa Frost will meet with Craig Walker again on 10/5/2023 to finalize the revisions. Devin Lundstrom will be available via phone for that meeting.](#)

