



Canyon Lakes Property Owners Association Board Meeting  
December 10, 2019

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

Attendance: Patty Aoyama, Ruth Beckmann, Steve Crow, Lenny Dreisbach, Emma Mercado, John Scheer, and Jodi Landefeld

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

Guests: Glen Gaboury, the Villas' President and Tom Schumacher were observing the meeting. Tom may be interested in becoming a board member.

**Meeting:**

Minutes from the monthly Board meeting held on November 12, 2019 were reviewed. A motion was made to approve the November meeting minutes by John Scheer, seconded by Emma Mercado and carried.

Financial statements from November were reviewed. A motion was made to approve the financials by John Scheer, seconded by Patty Aoyama and carried.

President's Report: Todd Sprong was not in attendance for the meeting. Steve Crow presided over the meeting for Todd. Jodi told the board Todd spoke with Nickie and David who said they have conflicts with work in the evenings and have stepped down from the board.

ARC Report: Jerry Martin was not in attendance and Steve Crow gave the ARC report for him. Steve reviewed the minutes from November and told the board the ARC discussed the shed ARC Guidelines and determined shed applications would be evaluated on an individual bases and ARC will need to see property site plan before approving shed applications.

Landscape Report: Jodi told the Board we need a landscaping board chairman before spring start up. Jodi mentioned the weeds were noticeably apparent in the Common Areas this year as Heritage no longer spraying with Round Up. Jodi will email Heritage what their plans are for maintaining weeds next year.

CC&R Report: Patty Aoyama handed out the CC&R report. Patty remarked there are continuing issues with the upkeep of lots at 501 Canyon Lakes Drive. John told Patty the owner is home on weekends and to possibly check then. Emma mentioned there has been an increase in the number of trash cans left out in the last month or so.

Long Range Planning Report: Jerry Martin was not in attendance to give the report. Lenny asked what is xeric landscaping. John explained that it is more draught free planting compared to grass and less need to mow and water.

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

Financial Report: Ruth Beckmann reviewed the financials and said they are all in order. Ruth asked Jodi to pay all invoices before the end of the year.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi reviewed the November action item list. Jodi updated the Board on switching web site companies from Parsec Computer to Invisible Ink. Jodi in the process of completing the 2020 assessment mailing, completed the December newsletter and organizing the 2020 annual meeting mailing. Jodi gave board members updated maps of Canyon Lakes from the City GIS department.

#### New Business:

Jodi told the board the December's meeting is used to ratify the 2020 budget and asked if any questions about the new budget. A motion was made to ratify the 2020 budget by Emma Mercado, seconded by John Scheer and carried. Jodi will inquire if Canyon Lakes Golf Course is available for moving the annual meeting from February to April as the board agreed that an April meeting is a better time of year to meet. Glenn sent a letter to Jodi requesting the board make a contribution to the Villas street light repairs in spring of 2020. Jodi did not realize all of the board members had not received the letter and passed it out to board members at the meeting. However, per Glenn's request, the board will table the discussion for the time being. Glenn asked the board if they are required to pay for the Villas projects based on what Glenn read in the Master Declaration Section 7.6 Part A: Private Ways, use of assessment funds. Glenn suggested that CLPOA is responsible for the Villas roads, street lights, etc. per verbiage in Part A, Private Ways. Jodi will contact Craig Walker to get clarification for Glenn what is Villas HOA responsibility versus Canyon Lakes POA responsibility. Glenn gave Jodi a letter stating his request as well as bids for the Villas street light project. Steve welcomed Lenny to the board and asked Tom what his interests are and if he is interested in becoming a board member. Tom said he has worked with Benton PUD for 35 years in finance and will observe a few more meetings before he decides if he is interested in becoming a board member.

Meeting adjourned at 7:55 pm

#### Action Item List November 12, 2019

1. ARC to monitor dust/debris on new construction lots – On going
2. Patty to contact Code Enforcement on tree limb encroachment on S. Irby St – On going
3. Board member to investigate backflow testing – For new Landscaping chairman – On going
4. ARC to review shed Guidelines – Completed
5. Todd/Jerry to contact Craig Walker on Quit Claim Deeds for The Heights – On going
6. Board to review annual meeting date – On going
7. Jodi to switch web site companies - Completed
8. Jodi to organize annual meeting mailing – On going

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4. Todd/Jerry to contact Craig Walker on Quit Claim Deeds for The Heights
5. Jodi to ask Mike Lundgren if possible, to move annual meeting date to April
6. Jodi to organize annual meeting mailing
7. Jodi to email Heritage about weeds in Common Areas for next year
8. Jodi to email Craig Walker about Kim Ouren
9. Jodi to email Craig Walker about Villas clarification