



**Canyon Lakes Property Owners Association**  
**Annual Board Meeting**  
February 13, 2024

The meeting was called to order at 6:35 P.M. by Jerry Campbell at the Champions Room at Canyon Lakes Golf Course.

Mary Kay Edwards took roll call.

**Attendance:** Jerry Campbell, Chris Winkley, Emma Mercado, Alicia Mercado, Karla Palmer, Reid Klei, Amberlee Moore, Paul Roberts, Mary Kay Edwards, and Devin Lundstrom.

**Not in attendance:** Teresa Frost, April Stone

**Guests:** Scott Brunson, Thea Riddle, Geoffrey Harvey, Stephen Hitt, Patricia Fox, Charles Jennings, Lisa Johnson, Dakota Kienbaum, Brandon Koe, Charles & Patricia Kopp, Ronald Kramer, Jodi & John Landefeld, Chris Laurion, Scott Lybbert, John & Deborah Lynch, Jerry & Renette Martin, James Partridge, Roland Rint, Paul Roberts, Janey Antal, Jarrod Bailey, Amanda Bjork, Kelly Brooks, Karen Campbell, James Dahl, Kevin Dahl, LuAnn Davison, Josh & Anne Eerkes, Michael & Lynette Fitzsimmons, Billie Fort, Glenn Gaboury, Mike & Lisa Grizzle, Brett Grunewaldt, Kathryn Schroeder, Ben Slominski, Scott Snyder, Todd Sprong, Stephanie Steadman, David & Dominique Vetrano, Robert & Tamme Ward, Lydia Watson, Bonita Wilson, Cindy Norberg, Tawni Kay.

**Meeting:** Jerry Campbell welcomed everyone to the meeting and thanked them for attending. Jerry read the vision and the mission statement. Jerry introduced the current Board to the attendees. Scott Brunson introduced himself to the audience as a guest speaker from Christensen & King who is our HOA accountant. He was asked to speak on financials on behalf of our Treasurer Teresa Frost who is not here tonight. There were many questions regarding budget, bad debt expense, and reserve plans. Scott was able to answer some of those questions for homeowners as well as using the PowerPoint presentation.

Thea Riddle from Celski & Associates HOA Management group was the meeting facilitator. She announced that with the ballots had been counted, a quorum was met and the budget had been ratified. (Post-meeting, Celski digitized all CLPOA ballots and summary results and provided that information to the CLPOA manager via email. Detailed ballot item results are available in the "Vote Results" section at the end of this document.)

Chris Winkley gave his presentation on the ARC committee using the PowerPoint presentation.

Amberlee Moore gave her presentation on the Communications committee using the PowerPoint presentation.

Amberlee Moore gave her presentation on the neighborhood watch committee using the PowerPoint presentation.

Mary Kay Edwards gave her presentation on CCRs using the PowerPoint presentation.

Reid Klei gave his presentation on Landscaping using the PowerPoint presentation.

Jerry Campbell gave his farewell. He gave recognition to Teresa Frost who was brought onto the Board with a wealth of accounting, legal, and HOA knowledge. She was able to work with the attorney and revise our CCRs, and bring the Board up to speed on the legal terms as well as the Reserve Study.

David Ottley served the Board and on the ARC for many years until recently moving out of the area. He was very passionate about keeping our community up to our standards.

Jim Stottlemeyer was mentioned as coming onto the Board and giving it structure. He worked landscaping and did it very well.

Geoff Harvey was mentioned as working communications, previously president of the Board back in 1991. Geoff has done a fantastic job bringing the homeowners together and filling that gap with the Board.

April Stone worked on the CCR committee for the last few years and recently along with Geoff on communications.

Karla Palmer serves on our landscaping committee and has extensive knowledge within the community, being a realtor.

Emma Mercado has been on the Board for 8 years, bringing her knowledge of our community and all committees.

Alicia Mercado has been a great addition to our CCR committee, driving and reporting on the routes weekly.

Chris Winkley has taken the reins with the ARC committee after serving on the ARC and Board for four years. Chris has brought many great ideas to the Board and is a great mediator.

Mary Kay Edwards has taken on many roles over the last year from Long Range Planning to CCR chairman. Mary Kay is also serving as the interim secretary and has been a lifesaver in many ways and is always going above and beyond to get the job done.

Our Manager Devin Lundstrom has been in the position since June of last year. She has been an asset to the Board, bringing her knowledge and skills. She wears many hats and does the job very well; we are lucky to have her.

**Open Forum:** This part of the meeting was recorded and will be provided via hyperlink and posted to the website.

The meeting adjourned at 8:19 pm.

**Vote Results:**

Ballot quorum: 243 individual physical ballots submitted. One ballot represented 7 lots. (+6) for quorum count purposes. One ballot could not be associated with a known Lot Owner (-1). **Final count for quorum: 248. Required for quorum: 246.**

**Independent Vote Count: 243 physical ballots collected. 3 ballots represented multiple lots owned, for a total of 252 votes cast. Required for quorum: 246, Quorum: MET**

**Ballot item results:**

**2024 Budget Ratification: 183 For, 45 against.**

Budget Requirement: 50.1% of all Lot Owners, or 491, must vote against to reject the budget per RCW 64.90.525 **(Passed)**

2024 Independent Budget Ratification Count:

Abstain: 17, Approve: 186, Reject: 41

**Audit Waiver: 171 For, 57 against**

Requirement: 67% of votes cast per RCW 64.38.045 **(Passed)**

2024 Independent Audit Waiver Count:

Abstain: 14, Approve: 169, Reject: 59

**Proposed CC&R Updates: 152 For, 70 Against**

Requirement: 2/3 of the members of the association constituting a quorum per existing CC&R. Feb 2024 had 981 CLPOA members. 25% quorum is 246. 2/3 approval required minimum 164 For votes. **(Failed)**

**Independent Proposed CC&R Update Count:**

Abstain: 21, Approve: 151, Reject: 72