



Canyon Lakes Property Owners Association
Board Meeting
May 13, 2024

The meeting was called to order at 6:30 p.m. by Emma Mercado at the Mid-Columbia Library, Kennewick Branch.

Amberlee Moore took roll call.

Patty Kopp made a motion to approve the April minutes, Rick seconded the motion. (11) approved, (0) opposed, and (0) abstained.

Attendance: Emma Mercado, Alicia Mercado, Karla Palmer, Amberlee Moore, Paul Roberts, Anne Eerkes, Chris Laurion, Jack Lynch, Patricia Kopp, Rick Burr, Reid Klei and Devin Lundstrom

Not in attendance: Chris Winkley, Scott Snyder

Visitors: Jerry Campbell, Geoff Harvey, Mary Kay Edwards, Willie & Valerie Evans, Ira Johnson, Caprice Consalvo-Olson.

Presidents Report: A report was handed out at the meeting by Emma Mercado, there was no discussion.

Treasurer Report: Chris Laurion reported, but there was no discussion.

Secretary Report: A report was submitted, but there was no discussion.

ARC Report: A report was submitted, but there was no discussion.

Communications Report: No report was submitted. Anne Eerkes mentioned the committee is meeting next week to discuss community outreach. A group of teenagers were caught knocking down bricks, and KPD was called. Officer Trujillo was asked to attend a Board meeting. Amber Moore is working with neighborhood watch and two new homeowners were visited. Two new volunteers are helping keep watch over two of the neighborhood areas.

CCR Report: A report was submitted, there was no discussion.

Landscaping Report: A report was submitted. No discussion.

Long-Range Planning Report: No report was submitted.

Manager Report: A report was submitted. Devin Lundstrom made mention of the CCRs and how the process of sending the letters seemed to be working. She stated she gets calls from homeowners concerned who want to address and correct the issues. Two homes will have liens filed on them this month. Devin brought up a storage unit for the HOA office and records to be stored, along with the annual meeting signs. All of this is taking up a lot of space in her garage and it would be nice to have them all securely located. Devin stated that she has met several times with Chris Laurion to go over

financials. Chris Laurion will be added as a signer on the bank accounts at Community First Bank this month.

Meeting: Rick Burr brought up the gate on 27th Ave, and stated it has caused more trouble than good. Rick states that his wife has witnessed kids throwing their bikes over the gate. Rick stated he explained to them that it was placed to prevent traffic.

Emma made a motion to approve ARC Rules & Guidelines and Anne seconded the motion. The Board voted, (11) approved, (0) opposed, and (0) abstained.

Jack Lynch asked if anything had been redacted. Paul Roberts stated that nothing had been redacted, however, there were some changes and things added.

Reid Klei proposed a motion to only use the landscaping budget for CLPOA-owned properties. Jack Lynch stated he has an issue with the motion how it is stated so would like to reconsider the motion. Chris Laurion explained how the rules are written and that we would be contradicting our CCRs. If a property is not the property of CLPOA and the Board deems it necessary to maintain it, the Board would need a vote. Patty Kopp asked Jack Lynch what area in Rules and Regulations 7.6 is he referring to in his complaint. Jack stated 7.6 G.

Devin Lundstrom brought up the sidewalk repair. She stated that a Board member needs to find out what the city rules are with sidewalk maintenance and repair. We as a Board need to know what we can enforce upon homeowners for sidewalk maintenance and who is liable in the case of injury. Rick Burr stated he checked with the city and started with the RCW. He stated it is the homeowner's responsibility to maintain. A raised sidewalk could be the responsibility of the homeowner in case of a pedestrian falling and getting hurt over an unkept sidewalk area. Chris Laurion stated he thinks that if you identify damage and then report it then the homeowner may not be responsible. Ira Johnson asked about a sinkhole and if the city was responsible for repairing those since it is a city street. Rick Burr said he would assume so but will get more information from the city.

Devin Lundstrom discussed street parking issues that are currently happening. She made a recommendation that someone on the Board find out what we as a Board can enforce. There has been a lot of discussion back and forth. It makes it hard to send out violation cards and letters if there is nothing the Board can do to enforce off-street parking. Rick Burr volunteered to get information on this from the city. Devin Lundstrom stated she would make a few calls to other HOAs and see how they manage and enforce street parking in their neighborhoods.

Patty Kopp asked if she needed to have permission to move forward with her project with The Villas. She will be updating the monument, (painting, stain, and flowers) at the entrance. Emma Mercado stated as long as it was within the budget and under the amount that would need a vote she could proceed.

Section 11, upkeep of lots needs to be in the newsletter. The worst areas are CLD and Hildebrand for weeds and lot upkeep. Emma Mercado asked Alicia Mercado about up on 48th being a bad area for lot upkeep, Alicia confirmed some yards are terrible. Emma Mercado asked if we could make the change to add them to the Rules and Regulations regarding the fines.

R&R Section 13, VRBO Patty would like to disregard the approval of any VRBO. She does not understand why any board member, would approve or what benefit would that have. Chris Laurion stated that Scott Snyder was working on it and checking all legal avenues. Reid Klei states that he has a rental in Ocean Shores and his HOA does not allow VRBO.

Rules and Regulations update, Chirs Laurion would like to make a motion to approve Appendix A, to start instilling the new fees of \$25 per day per violation. Anne Eekes seconded the motion. The Board voted (11) approved, (0) opposed, and (0) abstained. We will table the remaining part of the document until Scott Snyder can update the legal issue.

Chris Laurion brought up the ARC bank account as only holding funds and not using the account. He would like to wait until the next meeting until he has a chance to talk to Chris Winkley to make sure the ARC doesn't have that set aside for something. Rick Burr stated he caught three kids breaking the masonry off on Olson, he confronted them, and they stated they were breaking it now because it hurt their legs when they climbed over. They were told it was not meant to be climbed over. Amber Moore stated that there used to be a walkway, and when they put up the brick fence, they took it away. Ira Johnson stated the reason they closed the walkway was to stop the homeless people from entering in. Ira also stated we should get a bid from PMI for repairs. Patty Kopp stated she is aware of other brinks loose as well.

Geoff Harvey asked about live streaming. He asked if we could have a link that is sent out with the agenda. Geoff would like to see it used and homeowners made aware of the link. Chris Laurion stated that he and Scott Snyder have been working on updating the licenses with the computers and we will be using Teams to live stream the meetings moving forward. Scott Snyder was not able to attend tonight's meeting but should have the live stream available for the June meeting.

Reid Klei asked if we can revisit the 48th and water tower issues. Reid explained how it became an area that CLPOA started to maintain. Emma Mercado stated she remembers the Board agreeing to maintain it since they pay dues. Reid Klei says the landscaping committee is going to take the stance to not pay to maintain it any longer.

It was mentioned by a homeowner that there are reports of suspicious criminal activity in one of the neighborhoods and they are concerned. The police have been contacted numerous times regarding a house that has the reported suspicious activity and they do nothing. There is constant traffic and they have taken pictures of the license plates of the cars that come and go frequently. It was recommended by the Board they contact AFS and CPS. Another homeowner stated it has gone on for long enough and asked what we as an HOA can do. The homeowners were told to please call the agencies and someone on the Board will follow up. The Board has taken these concerns into account and is looking into what actions can be taken to improve the safety in the community.

Mary Kay Edwards stated that the city code has now become a municipal code. There is a lot of learning to be done. There is no money in LRP and it will take a lot of money to repair.

Ira Johnson stated there are weekly meetings that the city holds and you can go talk to them about posting a patrol car.

Jerry Campbell asked if someone could follow up with Cary Roe about the speed limit sign at the city park. That was a project he had started and he would like to see it completed.

Emma Mercado stated that Ben Slominski resigned and with his resignation, we need a new LRP chairman. Jack Lynch volunteered to take the chair position.

Mary Kay Edwards asked about the CCRs, and who was taking that on. Devin Lundstrom stated that Scott Snyder, Karla Palmer, and herself would be continuing to work on that. Geoff Harvey suggested that we propose to the homeowners the changes that need to be made. Chris Laurion stated that we will consider voting per item instead of the entire document.

Jack Lynch made a motion to adjourn at 8:30 pm.

Action Items: *Action items are due at the end of the day unless otherwise stated.*

Devin Lundstrom will go to Community Bank with Chris Laurion and add him as a signer to the bank accounts. This will be done before the June meeting.

Rick Burr will talk with the city and get information on street parking. He will report to the June meeting with this information.

Devin Lundstrom will get bids for storage units and have this information for the June meeting.

Emma Mercado will follow up with the concerned homeowner regarding the suspicious criminal activity. She will report the update at the June Board meeting.

Legal Items: The opened legal case against the homeowner to pursue legal fees is still active. The case was postponed once again as the homeowner stated they were not available to attend court on that date. A new court date has been set once again. Devin Lundstrom will get that information from our attorney and have an update on this case for the June Board meeting.