



**Canyon Lakes Property Owners Association  
Board Meeting  
January 14, 2025**

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

Devin Lundstrom took roll call.

**Attendance:** Emma Mercado, Paul Roberts, Karla Palmer, Reid Klei, Scott Snyder, Alicia Mercado, Chris Laurion, Devin Lundstrom, Anne Eerkes, Jack Lynch.

**Not in Attendance:** Rick Burr, Patty Kopp

**Visitors:** Mary Kay Edwards, Donald Edwards, Marilyn Stottlemeyre, Jim Stottlemeyre, Jeff Gale, Janey Antal, Curt Coulter.

Scott Snyder made a motion to approve the minutes from the November meeting, Jack Lynch seconded the motion. (9) approved, (0) opposed, (0) abstained.

**Presidents Report:** A report was emailed to the Board from Emma Mercado. There was no discussion.

**Treasurer Report:** Chris Laurion stated he has finalized the 2025 budget.

**Secretary Report:** No report submitted.

**ARC Report:** A report was submitted and there was no discussion.

**Communications Report:** A report was submitted. There was no discussion.

**CCR Report:** A report was submitted. There was no discussion.

**Landscaping Report:** A report was submitted. There was no discussion.

**Long-Range Planning:** Jack Lynch stated that there is another bid coming in from “Guy”. Jack did not know his last name. He stated he was going to give a Time and Materials (T&M) bid to replace the sections that are damaged. He will email the bid to the Board once he receives it.

**Manager’s Report:** A report was submitted and there was no discussion.

**Meeting:** Update to action items. Emma Mercado asked if anyone had met with KBG to follow up on the original bid and go over the plans. Jack Lynch stated no one had met with him since the last meeting but that they had agreed to honor the previous bid and extend the date.

Scott Snyder gave an update on the attorney in Spokane and stated that he was referred by the Spokane attorney to an attorney in Seattle. The Seattle firm is the firm the CC&R committee will work with to finish revising the CC&R documents. The committee will continue to work on the document revision in the next few weeks.

Devin Lundstrom stated she had sent out last year's annual meeting Power Point slides and asked that the committee chairs review and update the information for this year's upcoming meeting. The deadline to submit the updated information is January 20, 2025.

Chris Laurion went over the homeowner packet that will be mailed out to homeowners. He addressed the Board numbering and how the numbers have been reassigned due to the increase in Board members and then the departure of Board members before their term was up. Chris also spoke on the budget for 2025, and the reserve account. Due to being fiscally conscious this year, the reserve is on track to be fully funded in the next year or two. The annual dues will remain \$390 for 2025.

Emma Mercado spoke in the letter that was emailed to the Board with several concerns and questions. She explained that traffic calming will continue to be addressed, and an Ad Hoc committee will be formed to continue the process. Emma mentioned that the Canyon Lakes Water Company issue that was brought up and addressed at the last meeting is a concern for the affected homeowners as well as the CLPOA. The Board will continue to follow up with the Washington Utilities and Transportation Committee (UTC) and get updates as they are available.

Janey Antal brought up her traffic concern that she had previously emailed to the Board. She wanted to know what the Board is doing to find a solution to the speeding issue on CLD. Janey stated she has spoken to her neighbors and there are a lot of concerns with the speeding and constant traffic. Emma Mercado reiterated she would like to form an Ad Hoc committee to work on finding a solution.

Jeff Gale asked why the city does not have an approved speed hump that is universal. When you drive in other neighborhoods the speed humps are all different. He was concerned that the city did not know what speed humps to approve. He said living on CLD he deals with the constant speeding and traffic issues every day and it is so dangerous. Jeff said he would like to see something done on the south side.

Mary Kay Edwards asked if the Board had checked with legal counsel to see if there are any legal ramifications if someone were to get hurt within the Canyon Lakes neighborhood. Emma Mercado stated, no "No, that the Board had not." Jack Lynch stated they are city streets and not owned by the CLPOA.

Jim Stottlemeyer discussed the Canyon Lakes Water Company issue. He would like to see the Board work with Kennewick Irrigation District (KID) and get as much information as possible. The current owner of the golf course has no interest in the water system, and if KID does not step in and take over, it will be a huge issue. Jim stated that KID had reached out to him and asked him what he knew. Devin Lundstrom asked Jim to forward his contact and their information to the CLPOA office. Chris Laurion stated he has a few contacts at KID, and he would be happy to reach out to them for information.

Emma Mercado discussed live streaming of Board meetings and the posting of the Board packet prior to the monthly meetings. Emma stated the Board packets have never been posted online. Devin Lundstrom said the meeting agendas are posted each month along with the meeting link on the website. The meeting minutes are posted the following month once they have been approved and voted on by the Board. Chris Laurion stated that the Board has made progress in a lot of areas and appreciates their patience. The Board welcomes any feedback from homeowners.

Emma Mercado gave an update to the CC&R document revision. Scott Snyder stated he thinks the document will be ready for review and sent to homeowners in the next couple of months. He stated it

has been a project, and the Board is working with new legal counsel to ensure the Board is complying. Scott stated there was a lot of homeowner feedback and the entire document has been gone through. Chris Laurion stated the Rules & Regulations document was updated and approved early in the year and posted to the CLPOA website. He stated the Board has streamed every meeting since February, addressing minor issues along the way.

Emma Mercado addressed the concerns with home businesses. The Board currently does not have an application form on the website. Chris Laurion said this is an item that we will be discussing with our legal counsel as well as street parking. Devin Lundstrom said the Board has several matters that we will be discussing with legal counsel to be able to start implementing new procedures.

Reid Klei gave an update on the landscaping bids. He had previously emailed the Board with the bid comparisons. The landscaping committee would like to move forward with the Heritage bid for another two-year term. Jack Lynch asked if the company provided copy of certificate of insurance, performance and payment bond. Reid Klei said he would get ahold of Heritage and ask that they provide those documents. Reid Klei made a motion to approve Heritage for our landscaping contractor for the next two years, upon the receipt of a copy of certificate of insurance and proof of a performance and payment bond. Anne Eerkes seconded the motion. (9) approved, (0) opposed, (0) abstained.

Emma Mercado asked for a Board member to volunteer to lead a traffic calming Ad Hoc committee. Karla Palmer volunteered to lead the committee. Homeowners Janey Antal and Curt Coulter also volunteered to be a part. Devin Lundstrom stated she would send Karla Palmer the contact information of homeowners that previously showed interest in being on the traffic calming committee. Mary Kay Edwards brought up the municipal code that has been put in place by the city stating that it would be a good place for the committee to start. Paul Roberts asked if the Board wanted to add money for traffic calming to the budget for 2025, as the Board will need to hire an engineer to start the process. Chris Laurion stated there currently is not a line item in the budget for speed humps, however there is a reserve fund that can be used if needed.

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

Jack Lynch made a motion to adjourn the meeting, Chris Laurion seconded the motion. (9) approved, (0) opposed, (0) abstained.

The meeting was adjourned at 8:05 p.m.