



**Canyon Lakes Property Owners Association  
Board Meeting  
February 11, 2025**

The meeting was called to order at 6:30 p.m. by Emma Mercado at the Canyon Lakes Golf Course, Champions Room.

Devin Lundstrom took roll call.

**Attendance:** Emma Mercado, Paul Roberts, Karla Palmer, Scott Snyder, Alicia Mercado, Chris Laurion, Devin Lundstrom, Anne Eerkes, Jack Lynch, Rick Burr, Patty Kopp.

**Not in Attendance:** Reid Klei

**Visitors:** See attached list.

**Meeting:** Emma Mercado welcomed all homeowners and thanked them for attending the meeting. Emma introduced the Board Directors and Manager. The vision and mission were read aloud to the homeowners.

Chris Laurion introduced himself as the Boards Treasurer. Chris went over the financial slides and budget and actuals for 2024-2025. Chris discussed the assessment remaining the same for 2025 and there was a 5% discount if paid before March 1, 2025.

Scott Snyder spoke on the CC&R document, stating it was last approved in 2009 and recorded. Last year the CC&R document was revised and voted on, however it was not passed. This year there has been a subcommittee formed that is meeting regularly to review and revise the CC&R document. Once updated and reviewed by our legal counsel it will be sent to homeowners to review and vote on. The Reserve Study is contracted with a third party and performed annually. This has been completed for 2025.

Paul Roberts spoke on ARC committee slides. He explained the ARC application process and how that process is followed. Paul advised of changes that had been made to the ARC Rules and Guidelines as well as how many applications were processed in 2024 compared to 2023.

Anne Eerkes spoke on behalf of the Communications committee. Anne advised the homeowners of the CLPOA website, and what documents and links are available and how to locate them. She also mentioned the two Facebook pages, one page for the Canyon Lakes community and the other for Canyon Lakes homeowners. Anne explained to homeowners the meetings are recorded and the link is available on the CLPOA website and will remain available until the next meeting. She advised homeowners of the paperless campaign and how to sign up to receive notifications via email.

Emma Mercado spoke on behalf of the CC&R committee. She stated the neighborhood had been divided into sections the CC&R team members each had an area they were responsible for driving and reporting on each week. Emma gave examples of violations and areas that are monitored.

Jack Lynch spoke on behalf of the Long-Range Planning Committee. He stated that the two digital radar signs had been re-located this year and those will continue to record data. Jack explained that there has been damage done to the masonry fence at Volunteer Park and on Olson Street and that bids had been received and that the fence repair was on the agenda to get repaired this spring. He explained that there were some mailbox units that were due to be repaired and those would also be replaced this year. A homeowner asked about solar lights above the mailboxes and if those would be installed over all mailboxes. Jack explained that mailboxes that do not have a street light above them would have a solar light installed if it was not done already. A homeowner asked about shrubs and trees that currently block the solar lights on a section of mailboxes off of Irby Street. The homeowner was also concerned that could be a fire hazard as well.

Patty Kopp spoke on behalf of the Landscaping Committee. She advised that the committee had three members and they were all assigned an area to monitor. CLPOA has a large number of common areas that they maintain and the landscaping committee continues to properly address the maintenance and improvements of those areas. This also includes the dog stations as well. The CLPOA has agreed to another two-year contract with Heritage Landscaping. The committee had received three different bids from landscaping companies and Heritage was the company that they selected to contract with. Patty stated Heritage has done a great job the last two years and is already familiar with the common areas, sprinkler systems, and are always quick to reply when there is a problem. Patty talked about the accomplishments in 2024. The Greens and Villas monuments were both updated. Patty said the list of common areas was updated and numerous trees around the neighborhoods had been replaced. The sign at Volunteer Park was replaced and numerous sprinkler valves. Patty said the committee is planning on updating the Estates monument this year and will continue to monitor the irrigation system as well.

Emma Mercado explained the elections for the new Board members. There are three vacant positions and four people were running. Karla Palmer, Alicia Mercado and Doug Hester introduced themselves and stated why they were interested in volunteering on the Board. Emma explained that once the ballots are counted it will be announced on the CLPOA website and the Facebook page.

Jack Lynch made a motion to approve the minutes from the January meeting and Scott Snyder seconded the motion. (10) approved, (0) opposed, and (0) abstained.

Scott Snyder explained that the quorum for the meeting had not been met. The governing documents state that we need 25% of homeowner response. The Board will be sending out ballots to those homeowners whom did not turn their ballot in and once quorum has been met the new Board members will be announced.

Emma Mercado thanked everyone for attending the meeting.

Jack Lynch made a motion to adjourn the meeting. Chris Laurion seconded the motion. (10) approved, (0) opposed, and (0) abstained.

Meeting adjourned at 7:40 p.m.