



**Canyon Lakes Property Owners Association
Board Meeting
April 8, 2025**

The meeting was called to order at 6:30 p.m. by Chris Laurion at the Villas Clubhouse in Canyon Lakes.

Anne Eerkes took roll call.

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

Not in Attendance: Scott Snyder, Doug Hester

Visitors: Mary Kay Edwards, Floyd Johnson

Meeting: Chris Laurion asked if there were any changes or edits to the agenda. Chris Laurion made a motion to approve the minutes. Patty Kopp seconded the motion. (8) approved, (0) opposed, (1) abstained.

President's Report: A report was submitted. Chris Laurion stated the KID (Kennewick Irrigation District) is doing a good job working to ensure homeowners will have water in the next month.

Vice President's Report: A report was submitted. Rick Burr stated he is still working on finding a solution for the parking issue in front of the mailboxes. Rick mentioned there is an RV storage over by the retirement community. There are currently no vacancies, but they do have spaces that become available. Rick suggested letting homeowners know this is an option for those who are continuing to park their RVs in their driveways. Rick said our legal counsel has confirmed that fence maintenance is enforceable. The CC&R committee will continue to monitor these homes in need of fence maintenance, sending our notices and following the fining process.

Treasurer's Report: A report was submitted. Paul Roberts said that the ARC banking account was closed, and it was transferred into the Long-Range Planning account.

Secretary's Report: A report was submitted. There was no discussion.

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

ARC Committee Report: A report was submitted. There was no discussion.

Communications Committee Report: A report was submitted. Anne Eerkes stated the spring newsletter has been sent to print and homeowners should be receiving those in the next week or so. The community wide yard sale link has been posted to Facebook and the website.

CC&R Committee Report: A report was submitted. Devin Lundstrom suggested a letter be sent to the owners of empty lots in regard to lot maintenance. The letter would advise those lot owners of the City Code and requirements as well as the CLPOA Rules & Regulations.

Landscaping Committee Report: Karla Palmer mentioned that the “flag lot” off Volland Court had been cleaned up and letters had been mailed to the surrounding homeowners advising them that lot is not used for dumping of debris. It also asks homeowners to report to the CLPOA office if they see any trespassing or suspicious activity.

Long Range Planning Committee Report: Jack Lynch said he and Doug Hester were going to be meeting with KBG and Guy and to obtain quotes. Jack has reached out to Todd Sprong to see about painting the gazebo and is waiting to hear back. Rick Burr asked if the masonry wall repairs would also include the masonry wall off of Olson Street and Jack confirmed that yes, the quote will include Olson Street.

CC&R Revision Committee Report: A report was submitted. Chris Laurion made a motion to rewrite section 7.2 in the CC&Rs regarding HOA annual dues, so they align with what the current fining system in place. Jack Lynch seconded the motion. (8) approved, (0) opposed, (1) abstained.

Traffic Calming Committee Report: Karla Palmer stated that the committee would be meeting with Cary Roe tomorrow to discuss options and concerns regarding traffic calming. Rick Burr asked if they could bring up the little motorized bikes and scooters. The scooters have no lights, and they are not licensed.

Welcoming Committee Report: No report was submitted. Chris Laurion suggested reevaluating the process for the welcoming packets. Devin Lundstrom suggested mailing them to the homeowners. Chris Laurion suggested getting opinions of homeowners that have recently moved in. Rick Burr stated that he has seen other HOA’s send out the homeowner packets with signatures required. Alicia Mercado and Emma Mercado stated they would like to continue delivering the new homeowner packets to the homes and leave them at the front door if the homeowners are not home.

Old Business: Chris Laurion discussed the annual dues discount. He proposed at the last meeting that the homeowner would receive a discount upon the receipt of returning their ballot. Currently there is a 5% early discount, then a late fee of 25% if paid after April 1st each year, and then late fees for each month following. The Board will continue to discuss and refine this proposal.

New Business: Chris Laurion stated that he attended that KID (Kennewick Irrigation District) meeting last month. There will be a fee assessed for transitioning from Canyon Lakes Water Company to KID. There are two options for payment, paying up front or paying over 10 years. The CLPOA has (19) lots with KID, however not all of those lots will be affected. Chris and Devin have reached out to KID (Kennewick Irrigation District) for clarification on this. Chris Laurion would like to propose to the Board the use of funds from the Reserve Account to cover these fees when the time comes. These funds will need to be paid back within two years, and Chris Laurion suggested a special assessment for the 2026 annual dues. Chris Laurion asked that the Board be considering his proposal so a vote could be made when the time comes.

Chris Laurion made a motion to adjourn the meeting. Jack Lynch seconded the motion. (8) approved, (0) opposed, (1) abstained.

The meeting was adjourned at 7:20 p.m.