



**Canyon Lakes Property Owners Association
Board Meeting
May 13, 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 a roll call.

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

Not in Attendance: Patricia Kopp

Visitors:

Meeting: Chris Laurion asked if there were any changes or edits to the agenda. Chris Laurion made a motion to approve the minutes. Anne Eerkes seconded the motion. (9) approved, (0) opposed, (1) abstained. Jack Lynch arrived late to the meeting and did not vote on this motion.

President's Report: A report was submitted. Chris Laurion mentioned that there are some strong opinions on our social media Facebook pages, and he requests that the Board members remain calm and not engage. Chris also mentioned there is a sink hole on the south side of Canyon Lakes and he is working with the City of Kennewick to determine the cause. The homeowners in that area are aware of the situation. As more details are discovered he will update the Board. Doug Hester asked if the quorum had been met yet for 2025 Annual Meeting. Chris stated no it had not, we are still approximately 40 votes short. It was requested that the Board ask their neighbors to get their ballots turned in.

Emma Mercado asked about lifted and damaged sidewalks and what the Board could do. Chris Laurion explained that the City of Kennewick is responsible for repairing the sidewalks once damage has been reported. Paul Roberts asked who owned the sidewalks between certain homes like the one over by the city park. Chris Laurion stated that we would need to look them up and see if they were owned by the CLPOA, adjacent homeowner, or the city.

Vice President's Report: No report was submitted. There was no discussion.

Treasurer's Report: A report was submitted. Doug Hester asked if the only association income was coming from annual dues. Paul Roberts explained income came from annual dues, fines and late fees.

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

Manager's Report: A report was submitted. Devin Lundstrom stated that there have been several home sales and title transfers processed. The reimbursement check for the tree damage on Olson was received and processed. Devin explained that this is a busy time for the ARC and CC&R committees. There were several green courtesy cards and violation letters mailed. The homeowner response to the violation letters has been positive.

ARC Committee Report: A report was submitted. Paul Roberts stated it has been a busy month for him and Rick Burr. The ARC committee is still in need of an additional member. Devin Lundstrom said she would post something on the website and Anne Eerkes will post on the homeowner Facebook page.

Communications Committee Report: A report was submitted. The spring letter was mailed out to homeowners. Anne Eerkes asked that the Board be thinking about information that committees would like to add to the summer newsletter that will be mailed out in July.

CC&R Committee Report: A report was submitted. Emma Mercado asked about reporting fence violations for upkeep and if that was something that she should be reporting. Paul Roberts confirmed fence maintenance is listed in the ARC Rules and Regulations. Rick Burr stated that fence maintenance was previously discussed with the Board's legal counsel, and it was confirmed that the CLPOA did have the authority to require fence upkeep and access fines.

Landscaping Committee Report: Karla Palmer stated that the landscaping committee has been busy working with Heritage on some projects such as maintenance of the estate's monuments. Heritage has also treated the common areas for weeds and continues to keep the irrigation lines repaired as needed and as reported. Chris Laurion asked that the Board and homeowners continue to report to the CLPOA office when they see things and those calls and concerns be routed to the appropriate committee. Doug Hester asked if there was a budget for the monument signs and monument lighting. Karla Palmer explained that yes there was money allocated for monument upkeep each year. Paul Roberts also stated that the Reserve Study has a line item for "monument signage" for plans to use funds for monument repairs in the year 2030.

Long Range Planning Committee Report: Jack Lynch stated he is still waiting on one more bid for the masonry fence repairs along Olson, Ely, and at Volunteer Park. Once he has both bids, he will forward that information to the Board for a vote. Jack also said he is waiting for a call back from Todd Sprong for a bid to paint the gazebo at Volunteer Park. Jack was able to get a couple bids for the fence and gate off Ely by the canal project. Once the canal project is completed then the Long-Range Planning committee will move forward with their plans for a gate.

CC&R Revision Committee Report: Scott Snyder said the committee met a few weeks ago and they are getting close to completing the document revisions. Once the revisions are complete the next step will be to send a draft to the Board and homeowners for review.

Traffic Calming Committee Report: The committee met with Cary Roe last week. The City of Kennewick will be conducting a survey of the areas on the west and south sides of Canyon Lakes Drive. The city will make the decision on where they will conduct the survey. Once that is complete the city will also be sending a questionnaire to the homeowners that will be directly affected by the proposed traffic calming measures. Karla explained that this is just a small step in a very long process to consider traffic calming measures.

Welcoming Committee Report: No report was submitted. Emma Mercado reported that she and Alicia Mercado have been attempting to visit homeowners on the weekends to deliver the welcoming packets.

Old Business:

New Business: Scott Snyder made mention that there have been a fair number of car break-ins, porch thieves, and other suspicious activities. Scott would like the Board to consider potential options for added neighborhood security. There are companies that offer license plate cameras etc. The company would gather the data and then the CLPOA would have access to that data. That information can also be shared with Kennewick Police Department. Scott stated this is just something to consider.

Paul Roberts brought up the section of property that a homeowner is requesting be deeded over to him by the CLPOA. The area is a 10-foot-wide strip that sits between the two homes, and it would need to be offered to both parties. The Board agreed that the homeowner who is requesting the property will need to get more information from the county assessor's office and present it to the Board.

Chris Laurion made a motion to adjourn the meeting. Paul Roberts seconded the motion. (11) approved, (0) opposed, (0) abstained.

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