



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

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

Devin Lundstrom took a roll call.

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

Not in Attendance: Anne Eerkes. Anne proxied her vote for Patty Kopp.

Meeting: Chris Laurion asked if there were any changes or edits to the agenda. Chris Laurion made a motion to approve the minutes. Rick Burr seconded the motion. (11) approved, (0) opposed, (0) abstained.

Visitors: Pam Williamson, Janey Antal (video)

President's Report: A report was submitted. Chris Laurion announced to the Board that today was his last day as our Board President, he will be stepping down after today. Chris Laurion will be removed as a signer from all CLPOA bank accounts. He and his family will be moving out of the community in the next few weeks. The Board will need to vote in a new President during an executive session after the regular meeting tonight. Doug Hester asked if there was a current working list of items that Chris had been working on and if he could share with the Board.

The dry well failure issue off of 40th Place is still being investigated by the City of Kennewick. Chris Laurion and Jack Lynch have been in contact with the City of Kennewick and once they have finished their investigation they will contact Jack Lynch. Once they have determined who is responsible for repairing the sink hole, the Board can then move forward with repairs if deemed our responsibility.

Vice President's Report: A report was submitted. Rick Burr stated he met with Chris Laurion and Devin Lundstrom to discuss open items that Chris has been working on and what committees will take over from Chris. Rick said he also continues to monitor the masonry fences on Olson Street and Volunteer Park. There is private property, and no trespassing signs have been posted.

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

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

Manager's Report: A report was submitted. Patty Kopp had asked for feedback from the Board's attorney. Devin Lundstrom stated she had worked with Heidi Ellerd and her legal assistance on homeowner liens, and her experience was positive.

ARC Committee Report: A report was submitted. Paul Roberts mentioned that the ARC committee is still actively looking for another member. This will also be mentioned in the newsletter.

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

CC&R Committee Report: A report was submitted. Emma Mercado stated that she continues to drive her route with Alicia Mercado, and they continue to report to the manager. They are seeing a lot of fences that need maintenance. Emma also said she sees a lot of violations being corrected. There is a concern about the overgrown lots and those not being maintained. It is fire season and Emma

suggested discussing with the Board's attorney and sending a letter to those homeowners who own the empty lots. This is a violation that needs to be addressed.

Landscaping Committee Report: A report was submitted. Patty Kopp stated that she met with the Riverwalk Estates manager and the Code Enforcement Officer with the City of Kennewick. The strip of land off Williams was voted on by the Board to not be acquired, however it is full of weeds and homeowners have continued to complain. The City of Kennewick has a link on their website to file complaints regarding these kinds of issues, and homeowners are encouraged to file online.

Long Range Planning Committee Report: A report was submitted. Jack Lynch stated the fences at Volunteer Park and 43rd and Ely have been repaired. Jack is also working with the KID (Irrigation District) on the size of the gate that will be needed to close the canal project. KID will contribute to the cost, and the Board will assume the remainder when the project is completed.

CC&R Revision Committee Report: A report was submitted. Scott Snyder stated that the committee has not met for a few months, and they will be scheduling another meeting for next week or so. The revised CC&R document should be ready for legal review and homeowner review before the end of the year. Homeowners will need to review the document before voting on the changes.

Traffic Calming Committee Report: A report was submitted. Karla Palmer stated the committee had a meeting with Cary Roe at the City of Kennewick. The city placed cameras and surveillance on the west side of Canyon Lakes Drive. They were able to obtain the data they needed over a two-week period. The next step will be to communicate with the community and the homeowners affected. The city will have a message for homeowners that can be placed in the upcoming newsletter letting them know of the process and the timeline for traffic calming measures. Janey Antal attended the meeting, via online. Janey is on the Traffic Calming Committee and wanted to emphasize the importance of communicating with homeowners on the process and plans for traffic calming on the west side of Canyon Lakes Drive. Janey also stated that the committee had met with a city engineer and asked about the weeds in the cracks along the street and the sidewalk. Kevin, one of the city engineers, stated that the city will come out and tar-seal the asphalt cracks. If there are other homes that are dealing with this issue, the homeowners can reach out to the city directly.

Welcome Committee Report: A report has been submitted. There was no discussion.

New Business: Paul Roberts gave a brief presentation on the Reserve Study and what the purpose of the study is to help answer questions. There are different levels of the reserve study and the CLPOA is on track for another site visit in 2027.

Visitor Pam Williamson came to the meeting to request that the leftover bricks from the wall repair and canal project be picked up. The bricks are in the yard of an elderly couple that live on the corner lot and there is no way they can move them. The bricks are in the way and preventing their yard from being mowed in that area. Chris Laurion replied that he would volunteer to go move the bricks.

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

The meeting was adjourned at 7:25 p.m.