



**Canyon Lakes Property Owners Association
Board Meeting
August 12, 2025**

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

Devin Lundstrom took a roll call.

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

Not in Attendance: Anne Eerkes. Anne proxied her vote for Patty Kopp. Rick Burr. Rick proxied his vote for Emma Mercado.

Meeting: Patty Kopp welcomed everyone to the meeting. She asked that the committee chairs please get their reports in on time so the Board packet can go out as planned. Patty asked if there were any changes or edits to the agenda. Scott Snyder made a motion to approve the minutes. Emma Mercado seconded the motion. (10) approved, (0) opposed, (0) abstained.

Visitors: Patricia Irving, Javier Tovar, Marcila Tovar, Lorie Rowley, John Archibald.

President's Report: A report was submitted.

Vice President's Report: No report was submitted.

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. There was no discussion.

ARC Committee Report: A report was submitted. Paul stated that he is looking into more information regarding the 10-foot sidewalk strip of land that is between two properties. One of the homeowners has reached out asking if the CLPOA would deed him that sidewalk strip. The homeowner adjacent to the sidewalk strip has built a retaining wall and it is partially on the sidewalk area which is on CLPOA property. Paul stated he will do some further investigation and possibly obtain legal advice before deciding on what direction the Board should go.

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

CC&R Committee Report: A report was submitted. Emma Mercado stated that she and Alicia met with a new committee member Kate. Alicia took Kate for a drive around the neighborhood and explained the violations and what to be looking for. Kate has been given a designated route to drive. The CC&R route drivers will continue to report violations to the manager. Doug Hester asked about the CC&R tracking sheet and how that worked. Patty advised that it is the tracking sheet that the drivers use to document the violations they observe each week.

Landscaping Committee Report: A report was submitted. Visitor, Mr. Tovar expressed his concerns for the common area at the Greens monument. He feels the area looks worse than it did before the shrubs

were taken out. He stated he wanted to know how much was spent on that area and that he feels the nice plants were removed for no reason. Mr. Tovar also stated he would do the work for free.

Patty Kopp explained that the shrubs were removed because they were dead and they were replaced with other plants. Karla Palmer stated she would be happy to meet Mr. Tovar at the Greens monument, and he could show her the area he is concerned with. Mr. Tovar agreed that he would meet with Karla and Patty. Mr. Tovar then went on to express his concerns about the lack of communication. He claims he has called the office phone number many times and no one has returned his call. Javier stated he wanted to meet with someone regarding a project he would like to do. Javier stated he did not submit an ARC application as he wanted to speak to someone first. Paul Roberts agreed to meet Javier and discuss his project with him. Mr. Tovar proceeded to express his frustration with the lack of communication from the CLPOA and the billing process. He stated he was hung up on by the office manager. He alleges he had submitted prior payment to receive the early discount, and it was never cashed. Mr. Tovar was upset that he was not contacted for his payment and that a Board member did not offer to pick up his payment. Scott Snyder stated the Board would discuss and consider waiving his late fees. The Board will look at the payment history for Mr. Tovar and discuss it during the executive session.

Long Range Planning Committee Report: There was no report submitted. Jack Lynch stated he has been working on the sink hole project. Jack stated that the City of Kennewick is going to make the necessary repairs. Jack states he met with the city manager and looked at the water issue. There are other issues with the irrigation water running down and bubbling under the sidewalk. This is going to cause significant property damage and is something the Board will need to address.

CC&R Revision Committee Report: A report was submitted. The CC&R subcommittee finished with the revised documents. Patricia Irving went over a power point presentation addressing the important areas on the revision. She went over the timeline she prepared, and the plan to get the documents reviewed by the Board, then to the attorney for review. A review will need to be done prior to sending it to the homeowners for review. The plan is to have the revision out to homeowners in September so there is time to add the CC&R Revisions to the ballot for a vote in 2026.

Traffic Calming Committee Report: There was no report submitted.

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

New Business: Patty Kopp asked Jack for an update on the bollard at the “flag lot” off Volland Court. The location is 3408 S. Volland Court. The plan was to insert a bollard or gate to keep traffic out.

Patty Kopp asked Scott Snyder for an update on the security cameras at Volunteer Park. Scott stated he had not taken any action at this time. Devin Lundstrom stated Chris Laurion had selected a camera and had priced it out. Scott stated he would get a hold of Chris. Doug Hester stated the Board had already voted to approve funds for a camera. Doug Hester made a motion to disregard the security cameras for Volunteer Park. Paul Roberts seconded the motion. (6) approved, (2) opposed, (2) abstained.

Devin Lundstrom reported a new sink hole on Williams Street. A homeowner called to notify the Board of the issue and stated he had already filed a complaint with the City of Kennewick. Jack Lynch said he had driven by there earlier today and they were out assessing the sink hole and have place caution tape around the area.

Devin Lundstrom stated she had received a call from a homeowner that lives in Canyon Lakes #9 and submitted videos and pictures of the flooding area that is up against the masonry wall. The homeowner wanted the CLPOA to know that some of the flooding was happening against the masonry wall that belongs to the CLPOA in case of any damage caused. Ultimately this is a neighbor-to-neighbor water issue, and the homeowner is pursuing it.

Doug Hester asked about the storm basin on Volland Street and if it was CLPOA responsibility to maintain it. Patty Kopp confirmed that yes it was CLPOA property.

Patty Kopp made a motion to adjourn the meeting. Jack Lynch seconded the motion. (10) approved, (0) opposed, (0) abstained.

The meeting was adjourned at 8:25 p.m.

The Board went into Executive Session, which was adjourned at 9:15 p.m.