



Canyon Lakes Property Owners Association Board Meeting
July 9, 2019

Meeting was called to order at 7:00 P.M. by Todd Sprong

Attendees: Patty Aoyama, Ruth Beckmann, Steve Crow, Denis McKee, Jerry Martin, Emma Mercado, John Scheer, Todd Sprong and Jodi Landefeld

Not in attendance: David Griffith and Nickie Sjogren

Guests: None

Meeting:

Minutes from the monthly Board meeting held on June 11, 2019 were reviewed. A motion was made to approve the June meeting minutes by John Scheer, seconded by Patty Aoyama and carried.

Financial statements from June were reviewed. A motion was made to approve the financials by John Scheer, seconded by Emma Mercado and carried.

President's Report: Todd said he is going to paint the estate signs tomorrow. Todd reviewed emails from Board and said we will need to find a Board member replacement for Denis who is moving.

ARC Report: Jerry Martin told the Board the June applications were all very routine. ARC discussed 3520 W. 46th Ave that a certified letter was sent to the owner, Jeramiah Harris, to remove large black netting and grade lot. Harris has till September 2nd to do the work; no signature card has been received from certified letter. Irving's chose a shingle that was not an approved color; ARC told Patricia to choose an approved shingle color. ARC reviewed a new construction submittal and discussed recent complaints on shed dimensions; ARC will review shed Guidelines.

Landscape Report: Denis McKee gave the landscaping report. Denis handed out bids to the Board for Olson Street tree removal and discussed the difference in bids. A motion was made to approve pruning of the 3 circles by Contreras for up to \$2,600 by Jerry Martin, seconded by Emma Mercado and approved. A motion was made to approve Top Tree Service, for no more than \$20,000, for the 20-tree removal on Olson Street that are impacting the masonry wall by Jerry Martin, seconded by Patty Aoyama, opposed by Emma Mercado and approved.

CC&R Report: Patty Aoyama gave the CC&R report. Patty reviewed the CC&R drives and violations. Patty asked Todd about Mosley removing fence posts. Patty spoke about the vacant house on S. Keller Place needing cleanup. John said we have money in the budget for cleanup and have Heritage maintain the property. Jodi will email Heritage with the request.

Long Range Planning: Jerry and Nickie will discuss long range planning and give an update at our September monthly meeting.

Secretary: Emma gave a Secretary report. Emma told the Board it would be helpful to have a map of Canyon Lakes at the meetings to show locations of items in discussion. Emma suggested lay out of meeting room to face the clock. Emma attended the City traffic meeting with Jerry and said a gentleman

from BFT spoke about traffic calming devices on Steptoe Avenue that may help calm traffic on Canyon Lakes Drive. Todd spoke about traffic in Canyon Lakes and said traffic has been an issue since the development began and warned the Board to choose carefully which battles to fight. Emma would like to see speeding traffic being dealt with in Canyon Lakes.

Financials Report: Ruth Beckmann gave the financial report and said everything is in order.

Manager's Report: Jodi Landefeld reviewed the June Action Item list. Jodi told the Board she is dealing with the setting up Paid Family Leave. Emma suggested putting an article in the newsletter thanking property owners for following the Rules and Regulations of the Community.

New Business: Jerry and Emma attended the Traffic Safety Committee meeting and discussed the biggest problem area being S. Olson Street and Canyon Lakes Drive. Jerry will be meeting with Sargent Newton to discuss traffic in Canyon Lakes. Steve told Denis trees need to be trimmed at the speed radar signs near Olson Street and Canyon Lakes Drive as well as tree limbs hiding the street light. Patty mentioned a tree branch on the ground on the Common Area below Grover's lot. Todd is gone from now through September. Todd will be resigning as President as of February 2020; he has served 15 years as President. Jerry discussed bid from SlabJack Geotechnical sidewalk repair for the inner loop of Canyon Lakes Drive where sidewalks have sunk; 360 linear feet of sidewalk needs attention. Jerry said he needs to get another bid to compare quotes and decide how the Board wants to proceed. Jerry and Patty discussed costs for speed humps and possibility for having them at the dangerous intersection at Olson Street and Canyon Lakes Drive. Todd told Board to research traffic calming for the neighborhood. Meeting adjourned at 8:15 pm

Action Item List

June 11, 2019

1. ARC to monitor dust/debris on new construction lots – On Going
2. David to work on advertising proposal for newsletter – On Going
3. Jerry to email Jodi name of person helping with speed radar signs – On Going
4. Denis, Todd and Mike to discuss Common Areas and bid for upgrades to Common Areas along Canyon Lakes Dr – On Going
5. Todd to speak with Craig Walker about Glenn's hand out regarding level 2/3 sex offenders - Completed
6. Nickie and Jerry to meet on long range planning – On Going
7. Patty to send letter to The Greens residents on lawn upkeep – On Going
8. Patty to contact Code Enforcement for Denis on tree limb encroachment on S. Irby St – On Going
9. Jerry to inform Board when next City Traffic Safety Committee meeting is - Completed
10. Denis to investigate backflow testing – On Going
11. Denis to look into tree removal along Olson St - Completed
12. Todd, Jerry, David and Mike will look into The Greens drainage basin with Mandy Hancock - Completed
13. Patty, Todd and Emma will speak with owner on Green Street about boat storage repeated violations – On Going
14. Jodi to include coyote article in June newsletter - Completed

15. Todd and David will paint Estates monument sign – On Going
16. Jerry to update sidewalk replacement plans for the long-range planning - Completed

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6. Patty to send letter to The Greens residents on lawn upkeep
7. Patty to contact Code Enforcement for Denis on tree limb encroachment on S. Irby St
8. Denis to investigate backflow testing
9. Patty, Todd and Emma will speak with owner on Green Street about boat storage repeated violations
10. Todd and David will paint Estates monument sign
11. Jerry to get another bid for sidewalk replacement
12. Jodi to email Heritage to cleanup S Keller Place vacant house
13. Jerry to meet with Sargent Newton on traffic calming for dangerous intersection
14. Denis to contact landscapers to complete tree trimming and tree removal
15. Jodi to include thank you to home owners that follow R&R's in September newsletter