



**Canyon Lakes Property Owners Association  
Board Meeting  
November 11, 2025**

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

Anne Eerkes took a roll call.

**Attendance:** Patty Kopp, Rick Burr, Paul Roberts, Emma Mercado, Alicia Mercado, Doug Hester, Karla Palmer, Anne Eerkes, Scott Snyder, Devin Lundstrom.

**Not in Attendance:** Jack Lynch

**Meeting:** Rick Burr welcomed everyone to the meeting. Rick asked if there were any changes or edits to the agenda. Paul Roberts had an edit to the agenda, as it should read “apply the surplus funds from the Money Market towards the 2026 assessment.” Doug Hester mentioned that there was a discussion at the last meeting regarding raising the CC&R fines. Doug asked what the Board’s thoughts were and asked if we would further discuss it. Rick Burr suggested to Doug that he form a subcommittee with Emma Mercado to review the CC&R fines revisions and bring them to the Board’s next meeting. Anne Eerkes made a motion to approve the agenda; Emma Mercado seconded the motion. (9) approved, (0) opposed, (0) abstained.

Emma Mercado made a motion to approve the minutes; Patty Kopp seconded the motion. (9) approved, (0) opposed, (0) abstained.

**Visitors:** Patricia Irving, Jerry Campbell

**President’s Report:** A report was submitted. Rick Burr stated he has spent a lot of time talking with homeowners regarding “neighbor-to-neighbor” disputes. He feels like most of those have been resolved. Rick let the Board know that he has been removing the advertisement signs that are being placed around Canyon Lakes Drive. He retrieved 19 signs in one day and contacted the phone numbers listed to advise them that the signs are not allowed to be placed in the neighborhood. Rick stated he has also been actively recruiting potential board members for next year. It is his opinion that homeowners don’t want to get involved or make the time to do so.

**Vice President’s Report:** A report was submitted. There was no discussion.

**Treasurer’s Report:** A report was submitted. Paul Roberts stated that he has been working on the budget for 2026 and that the Board will vote to approve it later in the meeting.

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

**Manager’s Report:** A report was submitted. Devin Lundstrom stated that she spoke with Matt, the manager at Canyon Lakes Golf Course. They are interested in placing an illuminated sign at the entrance of 27<sup>th</sup> and Olson. The sign would be separate from the Canyon Lakes monument; however, the golf course would like permission from the Board to place their sign. More information is being obtained and once received, Devin will forward to the Board for approval.

**ARC Committee Report:** A report was submitted. Paul Roberts stated it has been a slower month with ARC applications. Rick stated the ARC is still looking for another member to join that committee.

**Communications Committee Report:** A report was submitted. Anne stated that she had posted a reminder on Facebook regarding keeping the sidewalks clear of foliage and trimming branches that are low-hanging. Rick Burr mentioned that homeowner Geoff Harvey, who manages one of the Facebook pages, also posted information regarding Board member recruitment. Patty Kopp asked when the fall newsletter was mailed. Devin Lundstrom confirmed it was sent to the printers last week. Patty asked what else would be mailed out and when. Devin explained that the homeowner packet would include the budget, board member summaries, and the ballot.

**CC&R Committee Report:** A report was submitted. Emma Mercado stated that the CC&R committee continues to drive the neighborhood by reporting violations to the manager, Devin Lundstrom. There were (78) friendly reminder cards, (12) violation letters, and (1) certified letters mailed last month. Patty Kopp inquired about continuing to report violations on lot upkeep and fence maintenance. Devin advised continuing to report those. Rick Burr asked if Heritage was still trimming for fall clean-up or if they were done for the year. Karla Palmer advised that they were finishing up this week. Rick Burr stated that he drove the neighborhood with Emma Mercado and looked at the overgrown lots that are on the south hill. Rick spoke with the fire department and City code enforcement, who advised that they will address overgrown lots in the spring, right before fire season. This will be something that the CC&R committee will need to report in the spring. Emma Mercado will take this as an action item.

**Landscaping Committee Report:** A report was submitted. Karla Palmer stated that this is the last month that Heritage Landscaping will be finishing the fall clean-up. Rick Burr also confirmed that the sinkhole is on 40<sup>th</sup> and the 6<sup>th</sup> fairway. It was confirmed; the sinkhole has been filled in with dirt, and new sod was placed. Karla Palmer stated that the fence boards have been replaced at Ely, where the arborvitae had been removed. She completed this project with her husband.

**Long-Range Planning Committee Report:** A report was submitted. Doug Hester stated that he has been working on obtaining bids for the fence replacement for the four sections on Ely, where the arborvitae had been removed. He is still waiting for a few more bids to come in. So far, the bids he has received range from \$35,000 - \$57,000. Doug said he is asking for bids on replacing with cedar fence board, and the masonry blocks. Patty Kopp asked if he had obtained a bid for the composite fencing. Doug stated that it is not cost-effective as it is \$36ft/ for materials, and he does not feel that is reasonable. This material is also hard to find. Patty Kopp asked for an update on the gate at the flag lot, the property off of Volland Court. Doug stated he was told by Frontier Fence that we were not proceeding at this time. There seems to be some confusion on this issue, and the Board had already voted to approve. Doug stated he will call Frontier Fence and let them know the Board would like to get this completed. The gate on Ely will be replaced by the Kennewick Irrigation District, and they are still working on this.

Doug Hester made a motion to spend up to \$57,000 to be used towards replacing 440 linear feet of fencing with block structure on 37<sup>th</sup> & Ely. Karla Palmer seconded the motion; (7) approved, (0) opposed, (2) abstained.

**CC&R Revision Committee Report:** No report was submitted. Patricia Irving stated that the Seattle Law Group has the revised CC&R document and is in the process of reviewing it. Patricia stated that the interactive webpage is up and live on the association website. This will allow the homeowners to submit their comments and questions regarding each section of the document. The CC&R Revision Committee

will approve the comment and then be able to reply to the homeowner. A notice to homeowners has also been posted to the Facebook pages as well as in the fall newsletter.

**Traffic Calming Committee Report:** A report was submitted. Karla Palmer stated that a traffic calming survey has been included in the fall newsletter. This will allow feedback from the community on continued traffic concerns.

**Welcome Committee Report:** A report was submitted. Alicia Mercado stated that there were several new homeowners reported and that she and Emma Mercado were able to deliver to some and would attempt to deliver the remaining this weekend. Emma stated that she had a few homeowners tell her about a neighbor's concern regarding CC&R violations. Emma said she will forward those to the office.

**New Business:** Rick Burr brought up the property at the canal on Olson next to Volunteer Park. This property is owned by Canyon Lakes Property Owners with an easement from Kennewick Irrigation District. Rick will work on obtaining a bid for a gate to close off that area and not allow for this to be used as overflow parking anymore. Rick will wait to proceed with the installation of the gate until after construction at the golf course is complete. He will notify the golf course when this happens.

Paul Roberts has worked on completing the budget for 2026. Paul made a motion to approve the budget for 2026. Patty Kopp stated she has concerns with lowering the assessment and then potentially having to raise it again. Paul Roberts advised that we follow Washington state laws, and this is the process that we should follow. There was a discussion on fully funding the reserve account. The board discussed in detail different scenarios, and it was decided to amend the budget by \$23,500 to allow for Long Range Planning to spend \$57,000 toward the fence replacement on 37<sup>th</sup> & Ely. Paul will send out the revised budget to the Board in the next day or two. Paul made a new motion to approve the amended 2026 budget. Karla Palmer seconded the motion; (9) approved, (0) opposed, (0) abstained.

Paul Roberts made a motion to transfer surplus funds of \$42,070 from the money market account to the reserve account. Patty Kopp seconded the motion; (9) approved, (0) opposed, (0) abstained.

Paul Roberts made a motion to apply the adjusted excess funds to next year's assessment. Doug Hester seconded the motion; (9) approved, (0) opposed, (0) abstained.

Rick Burr brought up the idea of a community library that had been proposed by the Canyon Lakes Book Club members. Rick had concerns about the location of the library so that it would not become a target for vandals. Anne Eerkes suggested placing it near the Volunteer Park sign. Patricia Irving stated that the book club members will take responsibility for maintaining and supplying the library. Patricia is asking for up to \$400 from the Board to purchase a library kit. The book club members will build the library and install it. Emma Mercado asked if someone from the book club would agree to monitor the material that is being put in and out of the library. Anne Eerkes made a motion to take \$400 from the communications budget, out of the neighborhood event fund, to fund a community library. Paul Roberts seconded the motion. (9) approved, (0) opposed, (0) abstained.

Anne Eerkes made a motion to adjourn the meeting. Paul Roberts seconded the motion. (9) approved, (0) opposed, (0) abstained.

The meeting was adjourned at 9:04 p.m.