



**Canyon Lakes Property Owners Association  
Board Meeting  
January 13, 2026**

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

Devin Lundstrom took a roll call.

**Attendance:** Patty Kopp, Rick Burr, Paul Roberts, Emma Mercado, Alicia Mercado, Doug Hester, and Devin Lundstrom.

**Not in Attendance:** Karla Palmer, Anne Eerkes, Scott Snyder, and Jack Lynch.

**Meeting:** Rick Burr welcomed everyone to the meeting. There were no changes to the December meeting minutes. Emma Mercado made a motion to approve the minutes; Patty Kopp seconded the motion. (6) approved, (0) opposed, (0) abstained.

**Visitors:** Jerry Campbell, Darrell Riffe, and Terry Lucke.

**President's Report:** No report was submitted. Rick Burr stated he has spent a lot of time working with homeowners and helping to resolve several issues. His plan is to leave the upcoming elected board president with an open and empty slate.

**Vice President's Report:** A report was submitted. Patty Kopp previously asked the board to send her areas around the golf course that need attention. Patty says the landscaping around the golf course has continued to be an issue. There have been several calls and reports to the golf course regarding the issues, and nothing has been done. Patty would like to propose negotiations with the golf course prior to approval for an illuminated sign at the Canyon Lakes monument. Once more information is received from the golf course, this topic will be revisited.

**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. Devin Lundstrom stated that homeowner invoices have been mailed out, as well as the homeowner packets. The packets include seven pages and two envelopes this year. A ballot envelope and a ballot return envelope. This is in accordance with the updated RCW 64.90.455 9 (a). Ballot return instructions are included in the packet.

**ARC Committee Report:** A report was submitted. Paul Roberts stated it was a slow month with only one application for a roof replacement. In addition, the homeowner who obtained approval for the new build has broken ground, and the building process has started.

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

**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. Emma stated there are a lot of homeowners in need of fence maintenance. There were (72) friendly reminder cards, (4) violation letters, and (1) certified letter mailed last month.

**Landscaping Committee Report:** A report was submitted. Patty Kopp stated that the plants for the Ely project have been paid for, and a discount was received. Mac's Garden Center has agreed to store the plants until they are ready to be planted next spring. Two irrigation filters were purchased for problem areas that require daily flushing. Reid Klei has officially retired. He gave a lot of time behind the scenes and will be missed.

Rick Burr asked whether the deposit had been paid to KBG for the masonry fence in Ely & 37th. Devin Lundstrom confirmed it had been paid, and Doug Hester stated he thought KBG would be starting construction of the fence by the end of January. Patty Kopp asked about the concrete GTE vault and if it will need to be removed prior to the fence going up. Doug Hester stated it was not in the way of the fence line. Patty Kopp said it may interfere with the landscaping. Patty said she did notice that the lid had been moved at one time, and it could be a liability or hazard, as it is a deep hole. Patty said she will call her contact at the City of Kennewick and see if there is something they can do.

**Long-Range Planning Committee Report:** A report was submitted. The gazebo at Volunteer Park has been painted, and that project is complete. Doug Hester stated that Frontier Fence has completed the gate at the Flag Lot off Volland Street.

**CC&R Revision Committee Report:** No report was submitted. CC&R Revision Sub-Committee will meet sometime this month to reconvene the CC&R review.

**Traffic Calming Committee Report:** A report was submitted. The traffic calming survey results were submitted by Karla Palmer and are also posted on the association website.

**Welcome Committee Report:** A report was submitted. Alicia Mercado stated that there were eight new homeowners reported and that she and Emma Mercado were able to deliver welcome packets to a few homeowners and would attempt to deliver the remainder this week.

**New Business:** Rick Burr asked if there was an update from the golf course regarding the signage proposal. Devin Lundstrom stated she has still not heard back from the golf course manager with a proposal. Once received, she will forward it to the Board for approval.

Doug Hester said he has reviewed the Rules & Regulations fining process document and will continue working on this. Devin Lundstrom and Emma Mercado both stated they would be willing to help with the revision.

Rick Burr asked about the repair and repaving of the walkway at Volunteer Park. Doug Hester said he obtained one bid that came in at \$6,637. To add a seal coat to the walkway that bid was \$3,155. Doug stated there are several cracks and dips in the sidewalk that are a liability and tripping hazard. Doug feels like the Volunteer Park property is not being used to its full potential. He has mentioned before he would like to see the Board consider other options for the use of the 2 acres at Volunteer Park. Suggestions include a playground, pickleball courts, and RV and boat storage.

Visitors at the meeting were given an opportunity to comment prior to the board's voting. No comments were provided.

Doug Hester made a motion to approve up to \$6,700 for the repairs on the walkway at Volunteer Park. Paul Roberts seconded the motion. (6) approved, (0) opposed, (0) abstained.

Visitor Terry Lucke asked who owns and maintains the walkway between 46<sup>th</sup> and 47<sup>th</sup> Ave. Paul Roberts stated that those walkways are owned by Ron Asmus. Terry said he was a witness to a homeowner who tripped and fell while getting his mail. There is a section of the sidewalk that has lifted and is a severe tripping hazard. Devin Lundstrom asked Terry Lucke to email any photos to the office email, and she would reach out to the office of Ron Asmus Homes regarding this concern. Visitor Jerry Campbell mentioned at one time the Board had been approached to bring in the homes on 49<sup>th</sup> Ave. Currently, there has been no approval to include the properties on 49<sup>th</sup> Ave in the association.

Rick Burr made a motion to adjourn the meeting. Emma Mercado seconded the motion. (6) approved, (0) opposed, (0) abstained.

The meeting was adjourned at 7:40 p.m.