



Canyon Lakes Property Owners Association Board Meeting
June 11, 2019

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

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

Not in attendance: None

Guests: Glenn Gaboury, Villas HOA President, was in attendance. Todd said arborvitae by the Villas pool were trimmed today by Contreras. Glenn asked about the dry landscaping in the Common Areas; Todd said Heritage Landscaping bumped up the timers as the weather is getting warmer.

Meeting:

Minutes from the monthly Board meeting held on May 14, 2019 were reviewed. A motion was made to approve the May meeting minutes by David Griffith, seconded by Patty Aoyama and carried.

Financial statements from May were reviewed. A motion was made to approve the financials by Emma Mercado, seconded by Patty Aoyama and carried.

President's Report: Todd said he has not spoken with Craig Walker on the sex offender's discussion. Todd will speak with Craig before The Villas meeting in 2 weeks and get back to Glenn. In response to an email Jodi received from a home owner who lives on Canyon Lakes Drive regarding speeding/traffic issues; Todd said to have residents call the Kennewick Police non-emergency number to complain about speeders. Todd said a traffic light is being installed at 27th Ave and Olson St. Emma would like to see residents to come to a monthly Board meeting so the Board can explain their position on traffic/speeding and lack of power over this situation. Jerry discussed the handout, Radar Speed Sign Data Analysis, which showed the speed radar signs have not been as effective as Board would have liked. Jerry suggested meeting with the City Traffic Safety Committee to discuss options for the neighborhood and what the City recommends to slow down traffic in Canyon Lakes; Patty agreed to join Jerry at the meeting. Steve brought up notes he had from a previous meeting Jerry had with Sergeant Matt Newton on how shocked he was at the number of reckless drivers and would have more patrols in Canyon Lakes; as Steve said the data shows no improvement with reckless drivers and police intervention.

ARC Report: Jerry Martin told the Board the May applications were all very routine. ARC has a set of new construction plans that were reviewed for Don Pratt. ARC received a partial response on the conditions, but still need to discuss the conditions with Pratt. The ARC sent a letter to the Wellers to complete their landscaping which was approved over a year ago. Jerry spoke with Mr. Weller and they will begin finishing landscaping. Todd asked about a resident who would like to put up a Trump flag under his USA flag. ARC said it is approved.

Landscape Report: Denis McKee gave the landscaping report. Denis told the Board he received an email from the City about having a community backflow testing. Denis spoke to Devon Reese from J's Testing to see if he would be interested in performing the community backflow testing; Devon said he would. Denis will work with the City and Devon on community testing. Denis said he spoke with the City about

tree encroachment on Irby Street; the City said to file complaint with City Code Enforcement; Patty offered to contact Code Enforcement for Denis. Denis said the Loden Greens entryway area is flooding again as the sprinkler timer was turned up; Todd & Denis will look into flooding issue. Jerry said the new trees in the Volunteer Park did not get adequate water so he spoke with Heritage to increase the watering schedule. Jerry will put the plaque up at the Volunteer Park memorial tree. Denis asked about the tree removal along Olson Street. Todd said he was quoted \$500/tree removal, but couldn't remember contractor's name, as well as Boyd's at \$850/tree; Denis will research the tree removal further. Jodi said the inadequate drainage at 3415 S. Volland St. to the storm water retention basin still needs to be addressed; Todd, Jerry and David will look into it.

CC&R Report: Patty Aoyama gave the CC&R handout to the Board. Jodi said she had a call from a resident about the boat on Green St that continually violates the 72-hour Storage Rule. Todd, Patty and Emma will speak with owner of boat about the Storage Rule. Emma and Patty will discuss process of repeat violators and come up with plan to get repeat violators to follow the Rules of the Community.

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 ARC she liked the dark gray paint color that ARC did not approve. Emma said she saw a coyote in the neighborhood and the Board said the coyotes never left. Board said to put an article in newsletter that coyotes are still in Canyon Lakes and protect small animals and children.

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

Manager's Report: Jodi Landefeld told the Board she is dealing with the home owners that are late paying their annual assessments and working with Karol Melde from Craig Walker's office to have official letter from Craig sent to late payers. David asked if the Estates of Canyon Lakes sign will be painted.

New Business: Todd said new traffic light is going in at 27th and Olson Street; Jerry spoke with contractor to make sure cleanup is completed up to CLPOA standards. Jerry looked into Mandy Hancock's drainage in The Green where Heritage added a French drain, but is not working. Todd, David and Jerry will speak with Heritage about redoing drainage. Jerry investigated concrete sidewalk slabs that need to be jacked up and the sidewalks that need replacing with new slabs. Jerry will add the next phases of sidewalk repair to long-range planning. Emma wanted to know mileage around Canyon Lakes Drive; Jerry said 3 miles (get walking Emma).

Action Item List

May 14, 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 – On Going

6. Nickie and Jerry to meet on long range planning – On Going
7. Patty to monitor Todd neighbor's boat - Completed
8. Patty to send letter to The Greens residents on lawn upkeep – On Going
9. Denis to work with City on tree limb encroachment on S. Irby St – On Going
10. Todd & Denis to get bids on arborvitae removal in The Villas - Completed

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5. Todd to speak with Craig Walker about Glenn's hand out regarding level 2/3 sex offenders
6. Nickie and Jerry to meet on long range planning
7. Patty to send letter to The Greens residents on lawn upkeep
8. Patty to contact Code Enforcement for Denis on tree limb encroachment on S. Irby St
9. Jerry to inform Board when next City Traffic Safety Committee meeting is
10. Denis to investigate backflow testing
11. Denis to look into tree removal along Olson St
12. Todd, Jerry, David and Mike will look into The Greens drainage basin with Mandy Hancock
13. Patty, Todd and Emma will speak with owner on Green Street about boat storage repeated violations
14. Jodi to include coyote article in June newsletter
15. Todd and David will paint Estates monument sign
16. Jerry to update sidewalk replacement plans for the long-range planning