



**Canyon Lakes Property Owners Association**  
**BOARD MEETING MINUTES**  
**May 12, 2026**

**1. Call to Order**

The meeting was called to order at 6:30 p.m. by President Patricia Irving. The meeting was held at the Villas Clubhouse at Canyon Lakes.

**2. Roll Call**

Board members present: Patricia Irving, Paul Roberts, Jerry Campbell, Doug Hester, Matt Purcell, Emma Mercado, Alicia Mercado, Jeff Jacobs, Anne Eerkes, Patty Kopp.

Board members absent: Karla Palmer

Also present: Manager, Devin Lundstrom

Visitors: Josh Eerkes, Steve Phillips, Terry Lucke, Darrell Riffe.

**3. Establishment of Quorum**

A quorum was established.

**4. Community Forum**

The Community Forum was opened. Homeowner Steve Phillips asked questions regarding the properties and their locations within Canyon Lakes. Patricia Irving told Steve Phillips that she would contact him with the requested information.

**5. Approval of Agenda**

Patty Kopp made a motion to approve the meeting agenda, Anne Eerkes seconded. The motion has passed. (10) approved, (0) opposed, (0) abstained.

**6. Approval of April Meeting Minutes**

Jeff Jacobs made a motion to approve the April meeting minutes. Patty Kopp seconded. The motion has passed. (10) approved, (0) opposed, (0) abstained.

**7. Officer, Manager, and Committees**

Monthly reports prepared by the Manager, Officers, and Committee Chairs were reviewed and discussed.

**8. Sub-Committee and Ad Hoc Committee**

Monthly reports prepared by Committee Chairs were reviewed and discussed.

## **9. Old Business**

Matt Purcell made a motion to approve the Omnibus Governance Resolution No. R-2026-03. It was seconded by Jerry Campbell. The motion passed. (10) approved, (0) opposed, (0) abstained.

Paul Roberts made a motion to approve the Long-Range Planning Committee Charter Resolution R-2026-06. It was seconded by Matt Purcell. The motion passed. (10) approved, (0) opposed, (0) abstained.

## **7. New Business**

Patty Kopp made a motion to approve the Communication Committee Charter Resolution R-2026-07. It was seconded by Jerry Campbell. The motion passed. (10) approved, (0) opposed, (0) abstained.

Paul Roberts made a motion to add Rick Burr to the ARC Committee as a non-board community member. It was seconded by Emma Mercado. (10) approved, (0) opposed, (0) abstained.

Patricia Irving suggested the idea of creating a new CLPOA logo and rebranding, potentially through homeowner involvement and logo competition. The idea of including information in the next newsletter to homeowners was also discussed. Board members were asked to think it over for future discussion.

Patty Kopp strongly recommended that the 2027 spring Newsletter be published in March so that information regarding the Canyon Lakes Community yard sale would be available to homeowners well in advance of the date for the sale.

Several Board members suggested that future Newsletters could include paid ads that would help pay for publication of the Newsletter. Manager Devin Lundstrom noted that she had been approached by one business who was interested.

## **9. Executive Session**

The Board convened in Executive Session at 8:27pm for the purpose of legal consultation and resumed in open session at 8:41pm. No action was taken during the Executive Session.

## **10. Other New Business**

A motion was made to approve Resolution No R-2026-08 – A Determination Resolution Establishing Maintenance Responsibility for Canyon Lakes Villas Roads and Amenities; and Authorizing Response to Mediation Demand. Matt Purcell made a motion to approve. It was seconded by Paul Roberts. The motion passes. (8) approved, (0) opposed, (0) abstained, (2) recused.

- Anne Eerkes recused her vote due to conflict of interest as she is a board member of The Villas HOA, as well as a property owner within The Villas HOA.
- Patty Kopp recused her vote due to conflict of interest as she is a property owner within The Villas HOA.

**11. Adjournment**

Doug Hester made a motion to adjourn the meeting. Jerry Campbell seconded. The motion was passed. (8) approved, (0) opposed, (0) abstained.

The meeting was adjourned at 8:44 p.m.