



Canyon Lakes Property Owners Association
BOARD MEETING MINUTES
June 9, 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, Karla Palmer, Anne Eerkes, Patty Kopp.

Absent: Manager, Devin Lundstrom

Visitors: Jerry Martin, Renette Martin

3. Establishment of Quorum

A quorum was established.

4. Community Forum

The Community Forum was opened. Homeowner and former board director, Jerry Martin, presented "A Brief History of Canyon Lakes" document to the board that was written by him and Bob Fowler in December of 2010. Jerry reflected on projects undertaken during his tenure and highlighted several accomplishments that helped shape the Association. Board members expressed appreciation for his insights and contributions, which provided valuable and historical perspective and context.

5. Approval of Agenda

Patty Kopp made a motion to approve the meeting agenda, Matt Purcell seconded. The motion has passed. (11) approved, (0) opposed, (0) abstained.

6. Approval of May Meeting Minutes

Anne Eerkes made a motion to approve the April meeting minutes. Patty Kopp seconded. The motion has passed. (11) 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

Patricia Irving had previously suggested the idea of creating a new CLPOA logo and rebranding, potentially through homeowner involvement and logo competition. It was decided to include an article in the upcoming newsletter to obtain feedback from homeowners.

Manager Devin Lundstrom is still working on obtaining new quotes for insurance policies. The business auto policy was cancelled, effective on 6/1/2026. After reviewing the current policies, it was determined that the policy was not needed because the Association owns no vehicles. Devin will have an update at the July board meeting.

10. New Business

Emma Mercado made a motion to add Zola Fritts and Stephanie Steadman to the Rules & Regulations Enforcement Committee as non-board community members. The motion was seconded by Jerry Campbell. The motion has passed. (11) approved, (0) opposed, (0) abstained.

Doug Hester made a motion to add Steven Phillips to the Long-Range Planning Committee as a non-board community member. It was seconded by Paul Roberts. The motion has passed. (11) approved, (0) opposed, (0) abstained.

Patricia Irving mentioned the welcome packets that go to new homeowners, and the request from Devin Lundstrom to start mailing them to the new homeowners, ensuring timely delivery and receipt. There was a wide agreement to implement this plan moving forward. The welcome packets will be sent electronically to those with email addresses on record.

A draft of the Rules and Regulations Enforcement Committee Charter was discussed. Board members asked for more time to review it before voting to approve.

A revision to the CLPOA Rules and Regulations, including the Fining System and Fine Schedule, and an Enforcement Records Form were distributed to Board members for review.

Topics for the Second Quarter Newsletter were discussed.

Board members were asked to review the current Reserve Study and make note of any omissions that should be added when the next reserve study is conducted this fall.

11. Adjournment

Anne Eerkes made a motion to adjourn the meeting. Jeff Jacobs seconded. The motion was passed. (11) approved, (0) opposed, (0) abstained.

The meeting was adjourned at 9:05 p.m.