



**Canyon Lakes Property Owners Association
BOARD MEETING MINUTES
August 11, 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 in attendance: Patricia Irving, Paul Roberts, Patty Kopp, Emma Mercado, Alicia Mercado, Jeff Jacobs, Anne Eerkes, and Devin Lundstrom.

Not in attendance: Karla Palmer, Doug Hester, Jerry Campbell, Matt Purcell

3. Establishment of Quorum

A quorum was established.

4. Community Forum

There were no Community members present for the Community Forum

5. Approval of Agenda

Emma Mercado made a motion to approve the meeting agenda, Anne Eerkes seconded. The motion has passed. (7) approved, (0) opposed, (0) abstained.

6. Approval of May Meeting Minutes

Patty Kopp made a motion to approve the July meeting minutes. Jeff Jacobs seconded. The motion has passed. (7) 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

Manager Devin Lundstrom gave an Insurance Policy Update. The Board was presented with a spreadsheet to compare current insurance coverage and alternative proposals for property, general liability, umbrella, D&O, and crime coverage.

Paul Roberts made a motion to move coverage to the new agency based on improved coverage, competitive pricing, and service. Anne Eerkes seconded. The motion has passed. (7) approved, (0) opposed, (0) abstained.

Patty Kopp presented to the Board a spreadsheet comparing the two bids for the tree maintenance project. Patty Kopp made a motion to grant City Turf Empire LLC a contract for up to \$24,000 to perform tree maintenance on CLPOA property. Anne Eerkes seconded. The motion has passed. (7) approved, (0) opposed, (0) abstained.

Jeff Jacobs made a motion to authorize high-quality commercial advertising in the Canyon Lakes Community Newsletter on a cost-recovery basis to help offset the cost of producing and mailing the newsletter. CLPOA retains sole discretion to decline any ad inconsistent with the community's publication; every ad will carry a no-endorsement disclaimer. Emma Mercado seconded. The motion has passed. (7) approved, (0) opposed, (0) abstained.

10. New Business

Anne Eerkes made a motion to grant homeowners Julie and Ryan Brown, a temporary accommodation of Section 9 of the CLPOA Rules and Regulations regarding RV storage based on their appeal, dated July 9, 2026. The Board has decided that the accommodation is not unreasonable. This accommodation is valid from July 9, 2026, until August 15, 2026. Paul Roberts seconded. The motion has passed. (7) approved, (0) opposed, (0) abstained.

Patty Kopp made a motion to approve the Resolution R-2026-12, Amendments to the Architectural Rules and Guidelines (ARG). Paul Roberts seconded. The motion has passed. (7) approved, (0) opposed, (0) abstained.

Jeff Jacobs made a motion to approve the Resolution R-2026-13, Amendments to the Rules and Regulations, and re-affirmation of Appendix A. Emma Mercado seconded. The motion has passed. (7) approved, (0) opposed, (0) abstained.

Patricia Irving provided a summary of the Lot Enforcement Process Initiative. Patty Kopp made a motion to authorize the Lot Maintenance and Completion-of-Improvements Enforcement Initiative as described, including uniform application of the Appendix A notice and fine sequence to all lots meeting the stated criteria; the holding of failure-to-build fines in abeyance under Rules Section 10, while vegetation compliance is pursued; and referral of non-responsive or non-complying lots to the City of Kennewick as a parallel track. Jeff Jacobs seconded. The motion has passed. (6) approved, (0) opposed, (1) abstained.

Patricia Irving gave an update from the Long-Range Planning Committee (LRPC) regarding the Volunteer Park project. The committee is considering combining work on the Volunteer Park reading project with upgrades to the unimproved area along the canal. They will give a further update once a new RFQ has been prepared. In addition, the LRPC will now include activities associated with traffic calming within the purview of its roles and responsibilities since this is an ongoing concern.

11. Adjournment

Emma Mercado made a motion to adjourn the meeting. Paul Roberts seconded. The motion has passed. (7) approved, (0) opposed, (0) abstained. The meeting was adjourned at 9:25 p.m.