



**Canyon Lakes Property Owners Association
BOARD MEETING MINUTES
September 8, 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, Doug Hester, Karla Palmer, Patty Kopp, Emma Mercado, Alicia Mercado, Jeff Jacobs, Anne Eerkes, Matt Purcell, and CLPOA Manager Devin Lundstrom.

Not in attendance: Jerry Campbell

Visitors in attendance: Neal Lumper, Laura Lumper, David Vetrano, Dominique Vetrano.

3. Establishment of Quorum

A quorum was established.

4. Community Forum

There were no formal homeowner comments during this period.

5. Approval of Agenda

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

6. Approval of May Meeting Minutes

Patty Kopp made a motion to approve the August meeting minutes. Karla Palmer seconded. The motion passed. (9) approved, (0) opposed, (1) abstained. One Board member abstained from the vote, due to not being present at the August meeting.

7. Officer, Manager, and Committees

Monthly reports prepared by the Manager, Officers, and Chairs of the Architectural Review, Communications, Rules and Regulation Enforcement, Landscaping, and Long-Range Planning Committees were reviewed and discussed.

8. Sub-Committee and Ad Hoc Committee

Monthly reports prepared by the CC&R Revision Ad Hoc Committee Chair and the Welcoming Subcommittee Chair were reviewed and discussed.

9. Old Business

Matt Purcell made a motion to dissolve the Traffic Calming Ad Hoc Committee and reassign its responsibilities to the Long-Range Planning Committee. Anne Eerkes seconded. The motion passed. (8) approved, (2) opposed, (0) abstained.

Paul Roberts made a motion to ratify the amendment to Architectural Rules and Guidelines, Section 1.11. as follows: *“This Section 1.11 applies only to improvements constructed or installed pursuant to Section 3 or Section 5 of these Rules and Guidelines. It does not apply to the maintenance obligations under Section 6, nor to lots on which no residence has been constructed.”* Doug Hester seconded. The motion passed. (10) approved, (0) opposed, (0) abstained.

Doug Hester made a motion to remove the parenthetical sentence “but excluding vans and passenger-style pickup trucks” found under Section 2 of the Rules and Regulations document. Jeff Jacobs seconded. The motion passed. (10) approved, (0) opposed, (0) abstained.

Matt Purcell made a motion to grant the appeal regarding the exterior selections previously denied by the Architectural Review Committee (ARC) for the new construction property located at 3520 W. 46th Avenue. The Board further directed the Architectural Review Committee to return to the Board with recommended amendments to the ARC Guidelines. Anne Eerkes seconded. The motion passed. (8) approved, (2) opposed, (0) abstained.

All changes to the Architectural Guidelines and to the Rules and Regulations have been posted to the CLPOA website, and all homeowners will be informed of these changes in the Fall Newsletter.

10. New Business

Doug Hester made a motion to approve reserve fund expenditure for monument signage maintenance in 2027 instead of 2030. Karla Palmer seconded. The motion passed. (9) approved, (0) opposed, (1) abstained. One Board member abstained due to insufficient understanding of the matter.

The Board briefly reviewed the draft of the upcoming newsletter, including the proposed content and information to be communicated to the community.

The Board also discussed the upcoming Reserve Study and the scheduled on-site visit. The visit will allow the Reserve Study Project Manager to review and assess the Association’s common-area components and their current condition as part of the 3-year contract.

11. Adjournment

Anne Eerkes made a motion to adjourn the meeting. Paul Roberts seconded. The motion passed. (10) approved, (0) opposed, (0) abstained. The meeting was adjourned at 9:25 p.m.