



Canyon Lakes Property Owners Association Board Meeting  
May 14, 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 was in attendance. Glenn gave a quick update on Villas activities; Villas is having their annual yard sale this weekend, clean up day was completed in April and at their meeting last month, Villas approved removal of arborvitae around pool. Todd told Glenn, CLPOA will get a bid for arborvitae removal. Also, a Villas home owner passed away and her sister is getting ready to sell her house soon. Jodi discussed a Villas home owner that has not paid the annual assessments on 2 lots for the past 2 years.

**Meeting:**

Minutes from the monthly Board meeting held on April 9, 2019 were reviewed. A motion was made to approve the April meeting minutes by Ruth Beckmann, seconded by Patty Aoyama and carried.

Financial statements from April were reviewed. A motion was made to approve the financials by John Scheer, seconded by Patty Aoyama and carried.

President's Report: Todd Sprong spoke with Craig Walker about the verbiage for the Rules and Regulations of the Community regarding level 2/3 sex offenders. Todd will speak with Denis on the Villas arborvitae and get a bid. Todd has been helping Denis get up to speed with landscaping and said Denis will be meeting with Mike to discuss the Common Areas landscaping contract. Todd said David will be helping Denis with the landscaping committee and Nickie will be helping Jerry with Long Range Planning. Todd asked Board to let Jodi know if they are going on vacation for an extended period of time so Board knows to have committee members cover for them. Todd will discuss 27<sup>th</sup> Street tree removal with the City.

ARC Report: Jerry Martin told the Board the April applications were all very routine. Steve said ARC got a set of new construction plans for review by Don Pratt.

Landscape Report: Denis McKee gave the landscaping report. Denis told the Board he spoke with the City Public Works department about trees that are encroaching over S. Irby Street from 2 properties. Denis said the City will have someone come out and evaluate the situation. Todd will remind Signs By Sue to paint the estates of Canyon Lakes sign. Nickie will get address of yard that is full of weeds near S. Irby Street and Denis recommended including in the newsletter an article asking property owners to walk the perimeter of their property to make sure there are no obstruction from trees/shrubs that are inhibiting their property.

CC&R Report: Patty Aoyama said she and Emma did a drive around. Patty will send a letter to The Greens residents reminding them lawns need upkeep from weeds and debris. Todd said he put a notice on his neighbor's boat to begin the 72-hour storage Rule. Board asked about upkeep of rental

properties and homes that are vacant. Jodi told Board there are funds in the budget for clean up if needed.

Long Range Planning: Jerry will meet with Nickie to discuss long range planning.

Financials Report: Ruth Beckmann gave the financials 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, working with Mike and Todd from Heritage on landscaping startup and fall out of the movie theater construction.

New Business: Todd spoke with Mike from Heritage about the entrance into the theater that is cutting through the easement on Olson Street. Canyon Lakes has been maintaining the landscaping of the Olson Street easement since inception even though easement is owned by the City. Jodi told the Board there are a number of areas in Canyon Lakes that the Board maintains the easements but are owned by the City.

#### Action Item List

April 9, 2019

1. ARC to monitor dust/debris on new construction lots – On going
2. Todd to discuss annual meeting time at March meeting - Completed
3. David to work on advertising proposal for newsletter – On going
4. Jerry to email Jodi name of person helping with speed radar signs – On Going
5. Denis, Todd and Mike to discuss Common Areas and bid for Common Areas along Canyon Lakes Dr – On going
6. Jerry to contact Mike on the maple tree donation - Completed
7. Todd to speak with Craig Walker about Glenn's hand out regarding level 2/3 sex offenders – On going

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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 monitor Todd neighbor's boat
8. Patty to send letter to The Greens residents on lawn upkeep
9. Denis to work with City on tree limb encroachment on S. Irby St
10. Todd & Denis to get bids on arborvitae removal in The Villas