



Canyon Lakes Property Owners Association Board Meeting  
October 8, 2019

Meeting was called to order at 7:00 P.M. by Todd Sprong

Attendance: Ruth Beckmann, Jerry Martin, John Scheer, Steve Crow, Todd Sprong and Emma Mercado

Not in attendance: Patty Aoyama, David Griffith, Nickie Sjogren and Jodi Landefeld

Guests: Glen (the Villas' President), Tom, property owner, and Lenny and Ronni Dreisbach. Tom and Lenny expressed interest in becoming Board members.

**Meeting:**

Minutes from the monthly Board meeting held on September 10, 2019 were reviewed. A motion was made to approve the September meeting minutes by Emma Mercado, seconded by Steve Crow and carried.

Financial statements from September were reviewed. A motion was made to approve the financials by Jerry Martin, seconded by Steve Crow and carried.

President's Report: Todd Sprong told the Board he and Noah from PMI did a final inspection of the new masonry block wall along Ely Street; both agreed the work is completed and PMI did a fantastic job. Jerry Martin said the masonry wall along Ely Street looks good and suggested adding an item in the December newsletter thanking PMI for a great job installing all the masonry block wall in Canyon Lakes. Todd explained the proposal by Heritage Landscaping to re-landscape the Common Areas near South Hill and Reed Court circle. The Board will table the proposal until Slab Jack has completed the sidewalk repairs. Todd reminded Board members he is officially stepping down as President at the February annual meeting.

ARC Report: Jerry Martin told the Board he and John did a drive around and received 8 applications for unsubmitted projects. Jerry said there is a new construction at 2710 Canyon Lakes Drive and a meeting is planned to discuss a traffic light at 36<sup>th</sup> Avenue and Ely Street.

Landscape Report: A landscaping Board of Director is needed. Todd told the Board he met with Mike from Heritage and drove around all the Common Areas; Mike told Todd the weeds would be removed shortly.

CC&R Report: Patty Aoyama gave the CC&R report. Patty said there were 16 campers in violation, the Board told Patty to try and be flexible with the RV's as most were being parked to be winterized and would move to a storage place.

Long Range Planning: Jerry Martin updated the Long Range Planning model. Jerry told the Board Slab Jack will be finished with sidewalk repairs by the end of October.

Secretary: Emma Mercado had nothing for the Secretary report. Emma took minutes for the October board meeting as Jodi was not in attendance.

Financial Report: Ruth Beckmann reviewed the financials and said they are all in order.

Manager's Report: Jodi Landefeld was not in attendance, but asked the Board to vote on the 2020 annual assessment and to review the 2020 budget.

New Business:

Items that need to be voted on, but the Board did not have a quorum at the October meeting:

- Vote on 2020 assessment - \$315 – table until November meeting.
- 2020 Budget – 10 new homes will be built in 2020 – Jodi explained to Jerry at a later date that this would not be an accurate number
- Slab jack proposal:

100 linear feet \$5,300.00

260 linear feet \$11,492.00

Total= \$18,773.68

Job started on Friday, October 11<sup>th</sup> and will be done on October 14<sup>th</sup>.

Motion made by Jerry Martin to add \$12,000.00 for the job and Steve Crow second; will officially vote at the November meeting

Other items discussed:

- Possibly add 20 more trees at Volunteer Park.
- Speeder on golf cart was caught and spoken with to reduce speed.

Meeting adjourned at 8:00 pm

Action Item List  
September 10, 2019

1. ARC to monitor dust/debris on new construction lots – On Going
2. Todd and Mike to discuss Common Areas and bid for upgrades to Common Areas along Canyon Lakes Dr - Completed
3. Patty to contact Code Enforcement on tree limb encroachment on S. Irby St – Not sure
4. Board member to investigate backflow testing – For new Landscaping chairman
5. ARC to review shed Guidelines – On Going
6. Jodi to order GIS 2019 maps - Completed
7. Todd/Jerry to contact Craig Walker on Quit Claim Deeds for The Heights – On going

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4. ARC to review shed Guidelines
5. Jodi to order GIS 2019 maps – waiting for GIS to complete
6. Todd/Jerry to contact Craig Walker on Quit Claim Deeds for The Heights
7. Board to vote on items from October meeting