



Canyon Lakes Property Owners Association Board Meeting
September 10, 2019

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

Attendance: Patty Aoyama, Ruth Beckmann, Steve Crow, David Griffith, Jerry Martin, Emma Mercado, John Scheer, Nickie Sjogren, Todd Sprong and Jodi Landefeld

Not in attendance: none

Guests: Dave Holden in attendance to discuss The Heights and the email he sent last week regarding the cleanup of the water storage area on 48th Avenue. Dave gave some background history of the water storage easement and told the Board his understanding is Ron Asmus is the current owner of the easement. Dave said he and a neighbor have been maintaining the area as Mr. Asmus will not cleanup the weeds and debris. Dave asked if there was anything the Board could do to help with this situation. The Board suggested Heritage begin maintaining the cleanup of the easement outside of the fence.

Meeting:

Minutes from the monthly Board meeting held on August 13, 2019 were reviewed. A motion was made to approve the August meeting minutes by John Scheer, seconded by Patty Aoyama and carried.

Financial statements from August were reviewed. A motion was made to approve the financials by Jerry Martin, seconded by David Griffith and carried. Jodi reviewed the Procedural Review from Christensen King. The review went very well.

President's Report: Todd Sprong walked the new masonry block wall on Ely Street with Noah from Padilla Masonry. Todd said the wall looks very good, but asked Noah to clean up the rock and shrubs in the Common Areas along Ely Street where they put the masonry wall. Carrie Brittain has sold most of the fence boards and panels via Craig's List and Todd and David said people are taking the poles off Ely Street. Todd will put up a free sign at the poles.

ARC Report: Jerry Martin told the Board the August applications were all very routine. Jerry updated the new construction spreadsheet and reviewed that information. Jerry told the Board about the community improvements Sue Frost did on Union Street from 43rd Avenue to 42nd Avenue. John and Jerry did a drive around yesterday and found 8 projects that have no applications submitted.

Landscape Report: A landscaping Board of Director is needed. Jodi discussed landscaping issues with the Board. Jodi to contact Top Tree to remove limbs on Olson Street. Board discussed water tank easement to maintain; Jodi and Todd to talk with Heritage to clean up area.

CC&R Report: Patty Aoyama gave the CC&R report. Patty and Emma reviewed the CC&R drives and violations; lots of boats and trash cans violations; Patty said it is typical this time of year. Patty and Todd will speak with home owners that have trees overgrowing on the Common Area masonry walls.

Long Range Planning: Jerry and Nickie update the long-range planning projects; high, medium and low. Jerry discussed each updated projects of the long-range planning phases. Jerry explained that no concrete contractors are interested in doing any sidewalk work this year for Canyon Lakes. Jerry is

hoping that during the winter he will be able to discuss sidewalk repair work with concrete contractors. The City of Kennewick will reimburse CLPOA 25% of the sidewalk repair costs. John asked Jerry to add installing benches along Canyon Lakes Drive in the High Priority list. John suggested asking the community if they would like to donate a bench with a plaque for the person donated for on the bench. Todd will contact Craig Walker about getting all of The Heights Common Areas quick claimed deeded over to CLPOA.

Secretary: Emma had nothing for the Secretary report.

Financial Report: Ruth Beckmann reviewed her financials. Board made a motion to authorize Jodi to make transfers within accounts to adjust the budget to cover the cost of the masonry block wall by Jerry Martin, seconded by David Griffith and carried. A motion was made to move \$5,000 from the ARC account into the Long-Range Account by Steve Crow, seconded by Jerry Martin and carried.

Manager's Report: Jodi Landefeld reviewed the August Action Item list; told the Board she has been working with the City on the ownership of the round about on Hildebrand Ave and Zintel Way. Jodi suggested asking home owners to list their 3 top priorities they would like the Board to handle as well as obtain email addresses from residents in the next mailing. Jodi asked the Board to give her articles/suggestions for the September newsletter by Friday.

New Business: Todd said we need new Board members. Jerry, Emma and Patty had nothing to report on Traffic Safety. Jerry gave an update on rezoning the parcel of vacant land owned by Circle One off the circle on Hildebrand Avenue from commercial to medium density residential. Jerry spoke with Dean Maldonado about the design for the area and concluded not possible to implement commercial property. Dean said that three story town houses would be doable to build in that area, but no decision has been made.

Meeting adjourned at 8:30 pm

Action Item List
August 13, 2019

1. ARC to monitor dust/debris on new construction lots – On Going
2. David to work on advertising proposal for newsletter – On Going
3. Jerry to email Jodi name of person helping with speed radar signs – On Going
4. Todd and Mike to discuss Common Areas and bid for upgrades to Common Areas along Canyon Lakes Dr – On Going
5. Nickie and Jerry to meet on long range planning - Completed
6. Patty to send letter to The Greens residents on lawn upkeep – On Going
7. Patty to contact Code Enforcement on tree limb encroachment on S. Irby St – On Going
8. Board member to investigate backflow testing – possibly new landscaping chairman when appointed – Need Board member
9. Patty, Todd and Emma will speak with owner on Green Street about boat storage repeated violations – On Going
10. Jerry to get another bid for sidewalk replacement – On Going
11. Jodi to include thank you to home owners that follow R&R's in September newsletter – On Going

12. ARC to review shed Guidelines – On Going
13. Jodi to order GIS 2019 maps – on Going

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12. Jodi to order GIS 2019 maps
13. Jodi and Todd to contact Heritage on water storage easement cleanup on 48th
14. Todd to contact Craig Walker on Quit Claim Deeds for The Heights
15. Jerry to add bench installation to High Priority Long Range Planning
16. Jodi to transfer money between ARC and Money Market accounts into Long Range Planning