



Canyon Lakes Property Owners Association Board Meeting
May 12, 2020

Meeting was called to order at 7:00 P.M. by Steve Crow. Board convened via conference call due to COVID 19 shelter in place orders.

Attendance: Patty Aoyama, Steve Crow, Lenny Dreisbach, Reid Klei, Jerry Martin, Emma Mercado, Andrew Riley sitting in for Rebecca Riley, John Scheer, Chris Winkley and Jodi Landefeld

Not in attendance: Ruth Beckmann

Guests: Clay Walker is interested in becoming a board member, but family visiting tonight and will attend next month's meeting.

Meeting:

Minutes from the monthly Board meeting held on March 10, 2020 were reviewed. A motion was made to approve minutes by Jerry Martin, seconded by Patty Aoyama and carried.

Financial statements from March and April were reviewed. A motion was made to approve the March and April financials by Emma Mercado, seconded by Chris Winkley and carried.

President's Report: Steve Crow gave the President's report. Welcome to 1st board of directors meeting since March. Board skipped April meeting to lessen stress from COVID 19 shelter in place orders. Steve said ARC has been productive during this time and will continue to monitor Gov Inslee's orders for June meeting to be held in person or on a conference call.

ARC Report: Jerry Martin gave the ARC report. Jerry reviewed the minutes from March and April and told the board there were all very routine. Jerry said the ARC has been reviewing applications via email and having conference calls to discuss ARC business. Jerry highlighted Pratt painted blue home and Mosley was sent a registered letter for violations. Jerry received signed certificate back from Mosley, but no action has been taken. Jerry said a 2nd certified letter will be sent. Jerry spoke about updating Rules and will be discussed later. Patty asked about S. Johnson St truck and said home owner wants to make everyone happy and comply with Rules of community. Jerry said ARC did not discuss this issue, but will discuss at a later time tonight. Emma asked about Pratt's blue house on 48th Avenue; Steve spoke with the listing agent on 4/28/2020 with Retter & Co, proposition for new buyers if interested in changing paint color to the acceptable earth tone paint color of the ARC Guidelines for Canyon Lakes as well as having painting funded by CLPOA. Andrew asked why is CLPOA painting house; Steve told Andrew ARC approved new construction application that included blue paint color listed on application, clerical oversight by ARC. Emma asked about Mosley and no action being done on his part and what is next step. Steve said a 2nd certified letter will be sent to Mosely.

Landscape Report: John Scheer gave the landscaping report. John said he misses the cookies! John and Jerry will meet to allocate the plaques on the benches once COVID 19 is lifted. Jerry asked if Emma wanted to sponsor a bench, \$1,400 installed. Jerry will send plaque samples to Emma and Jerry said others are interested in purchasing benches and plaques. John told board all 4 projects approved in March have been completed by Heritage and look great. John will be meeting with Glenn Gaboury to

discuss another Villas circle that did not winter well. John told board that we have a major leak at Canyon Lakes Dr and Hildebrand Ave that flooded out the whole area. In order to find out what has caused the flood, the area will need to be dug up to see what we are dealing with. John has met a few times with Mike to discuss how spring irrigation startup has gone. Reid asked about lights that are out at some of the monument signs; John said on hold until shelter in place lifted. Reid and John gave overview of which monument signs lights are functioning. Matt Davis, former CLPOA landscaping chairman, told Jodi he found extra monument lights in his garage and will bring them over. Andrew mentioned The Heights monument lights are out too. Jerry said John and committee are doing great and Steve thanked Reid for joining landscaping committee.

CC&R Report: Patty Aoyama gave the CC&R report. Patty discussed handout. Patty told board background of Kim Ouren and RV. Jodi told board Craig Walker advised leaving it alone as Kim is immune compromised, but she plans to take her RV to storage when the COVID-19 conditions allow. Patty said 2 homes on S. Keller Place by the driving range are having issues with parking on street. Emma said she would meet with Patty to have 2 people present when speaking with home owners about parking situation. Patty said continued storage violation by Saunders on S. Huntington Ct with fishing boat parked in driveway. Len discussed a box truck parked on W. 38th Avenue and S. Johnson Street and neighbors are very upset with this situation. Patty said the home owner has been parking in the driveway as a short-term situation and moves his vehicle daily so as not to violate the 72-hour parking rule. Len said also home owner told neighbors HOA approved him parking on street and adding a driveway and fence to park commercial truck behind his home. CLPOA did not speak with home owner or his realtor about this issue and ARC does not have any application at this time. Len read emails from neighbors saying HOA needs to have owner follow Rules of community. Patty and Emma will discuss with home owner. Andrew said there is a green box truck parked on W. 48th Avenue as well. Steve said the board has a responsibility for maintaining and upholding Rules & Regulations and there is a reasonable basis for telling home owner box truck is not acceptable based on Storage Rule. Jerry would like to recommend a subcommittee to reword section 9 Storage; Jerry, Steve and Patty will be part of that committee. Jodi read Burning Rule to board and discussed corrections she sent board on April 30, 2020. Emma asked why the Rule was being revised; Jodi said ARC received an inquiry on firepits and looked into Burning Rule at that time. A motion was made to update the Rules and Regulations: Burning Section 12 by John Scheer, seconded by Emma Mercado and carried. Jerry asked to table discussion to include reviewing Storage Section 9. Jerry removed motion to table discussion.

Long Range Planning Report: Jerry Martin gave the Long-Range Planning report. Jerry told the board we completed sidewalk repairs as well as landscaping upgrades. Jerry said before any more long-range projects are voted on, board should review our long-range budget. Jodi will work with Ruth to update long range budget for June meeting.

Secretary Report: Emma Mercado did not have any items for the Secretary report.

Financial Report: Ruth Beckmann was not on conference call, but did include financials in the board packets and all are in order.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi told board the 2020 late assessments were mailed and processing checks that are being paid. Patty asked if home owners were able to pay annual assessment on a monthly basis. Jodi said to have them contact the office to discuss and yes, we have had home owners pay assessments various ways and not a problem at all.

New Business: Jerry spoke about Clay Walker and recommended him as a new board member. Clay has knowledge of the building industry and is also interested in being part of the ARC. A motion was made to approve Clay Walker as a new board and ARC member by Chris Winkley, seconded by John Scheer and carried. Emma asked Jodi to notify the board about the June meeting.

Meeting adjourned at 8:30 pm

Action Item List

March 10, 2020

1. ARC to monitor dust/debris on new construction lots – on going
2. Patty to contact Code Enforcement on tree limb encroachment on S. Irby St – on going
3. Board member to investigate backflow testing – Heritage completed testing
4. Jodi and John to meet to discuss landscaping – on going
5. Patty & Emma to contact CLD owner of boat to move back – on going
6. Jerry to draft letter to Mosley on black roof and fence posts - completed
7. Jodi to keep board informed on insurance claim for blue house - completed

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1. ARC to monitor dust/debris on new construction lots
2. Jerry to send 2nd certified letter to Mosley
3. Jerry to send plaque sample to Emma
4. Jerry & John to meet to discuss plaques for benches
5. John to meet with Glenn, Villas President on circle
6. John and Reid to monitor monument lights
7. Jodi and John to meet to discuss landscaping
8. Patty and Emma to meet about box truck on S. Johnson St and parking on S. Keller Pl
9. Steve, Patty and Jerry to meet as subcommittee for Storage rewrite
10. Jodi and Ruth to look at long range budget