



Canyon Lakes Property Owners Association Board Meeting  
July 14, 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, Ruth Beckmann, Steve Crow, Len Dreisbach, Reid Klei, Jerry Martin, Emma Mercado, Rebecca Riley, John Scheer, Clay Walker, Chris Winkley and Jodi Landefeld

Not in attendance: none

**Guests:** none

**Meeting:**

Minutes from the monthly Board meeting held on June 9, 2020 were reviewed. A motion was made to approve minutes by Chris Winkley, seconded by Patty Aoyama and carried.

Financial statements from June 2020 were reviewed. A motion was made to approve the June 2020 financials by Jerry Martin, seconded by Chris Winkley and carried.

President's Report: Steve Crow gave the President's report and welcomed the board to the 4th board of directors meeting via conference call. Steve said he will continue to monitor Gov. Inslee's orders and is hoping there are less restrictions for Phase 2 so that our August board meeting may be held in person. Steve thanked the board for doing such a good job conducting business during COVID 19.

ARC Report: Jerry Martin gave the ARC report. Jerry reviewed the ARC June minutes and told the board the applications were all very routine, but ARC was very busy. Jerry told the board about the Hurst pool and fence application did not have the required City permits. ARC was notified that the Hurst's were not planning on putting up a fence around their above ground pool, which is a safety concern and against City requirements. Jerry contacted the City inspector about the situation and the City will deal with the Hurst's getting the necessary permits for their above ground pool and fence requirements. Jerry told the board the ARC is going to update the web site's ARC Form 2 (Exterior Projects) to become interactive and have the ability to include attachments with the form if needed making it easier for home owners to use. Jerry said Clay will be updating the board on lining the KID canal as it moves forward. Chris told the board the ARC is also continuing to work with the City regarding a property on 34<sup>th</sup> Avenue that did not use proper permits putting up a car port, but it is on hold due to COVID 19. Jerry told the board a 2<sup>nd</sup> certified letter was sent to Scott Mosely, but no signed receipt has been returned. Jerry said this matter will be turned over to our lawyer, Craig Walker.

Landscape Report: John Scheer gave the landscaping report. John said the City began tree trimming along Olson Street for repaving Olson Street. John said it is CLPOA's responsibility if any of the trees die and will be replaced with new ones. The City will also repave where the patch was done on Hildebrand Street to Canyon Lakes Drive. John is working closely with Heritage Landscaping on landscaping issues. Jerry reiterated how lucky CLPOA is having the City pay to trim all the trees and repave Olson Street.

CC&R Report: Patty Aoyama gave the CC&R report. Patty asked if any board members had questions on the CC&R report. Patty told the board the large RV parked at 321 Canyon Lakes Drive will be moving once a storage facility is opened. John told Patty the White's large sign on 42<sup>nd</sup> Avenue hanging from the back deck does not meet the size restrictions for the Sign Rule. Patty will let the White's know the sign is too large. Patty said 3502 CLD has a visible chain link fence and will send a photo of it to Jodi. Steve told Patty he noticed she has done a great job monitoring conditions in the neighborhood and following up on various violations. Emma told Patty there is a boat on 46<sup>th</sup> Avenue that is violating the Storage Rule and will send the information to Patty.

Long Range Planning Report: Jerry Martin gave the Long-Range Planning report. Jerry said he adjusted the long-range planning funds by eliminating the funds allocated for the Olson Street repaving and tree trimming as the City is funding the project. Jerry said the long-range planning meeting is scheduled for the September board of directors meeting.

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

Financial Report: Ruth Beckmann gave the financials report and said the financials are in order. Ruth reiterated holding off on long range projects at this time; Ruth will continue to monitor funds for long range projects as more assessments continue to be paid.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi told the board the late assessments were due July 1, 2020. The June newsletter was sent which included a fire prevention article that a home owner commented was excellent, but failed to give details on fire resistant vegetation. The home owner included a flyer with his comments and Jerry and Jodi will review and include in the September newsletter. Jodi told the board she had many complaints of illegal fireworks going off in the neighborhood during July 4<sup>th</sup>, 2020. A home owner suggested putting an article in the newsletter about setting off illegal fireworks in the community. Jodi told the board she has spoken to a few new home owners that have had questions regarding the community and the rules and regulations. Jodi asked Heritage to clean up the walkway on 48<sup>th</sup> Avenue that was covered by tumble weeds from all the wind storms. Jerry asked if there have been any complaints about coyotes in the neighborhood and said he was walking through the golf course the other day and saw a coyote walking across the fairway. Patty and Emma asked about unsightly fences in the neighborhood which the article in the June newsletter asked home owners to maintain the appearance of their fences. Emma said the article in the newsletter was a good 1<sup>st</sup> step in notifying home owners, but that more articles are needed to encourage homeowners to beautify their fences. Clay asked if fence material guidelines have been updated; Jerry told the board the ARC Guidelines were written many years ago and have not been updated. Jerry wondered about being part of an HOA network to ask questions and share information such as fence maintenance. Patty will take pictures of fences to show the board the unsightly fences around the community.

New Business: Steve reviewed the proposal for the Storage Rule that was discussed at the last meeting which the board did not reach an agreement on allowing a box truck to be parked on a driveway. Steve spoke with Len about this situation as he was unable to call into the June meeting. Len did not agree with allowing box trucks parking in the driveway. Steve asked Len to draft a proposal for Storage. After a lengthy discussion, the board agreed to send the proposal of Section 2 and Section 9 to Craig Walker for review. Steve said we have to give Craig Walker the board's intent for updated wording of Section 2 and Section 9, not allowing cars/trucks to be parked on the street and using the street as a parking lot as well as no commercial vehicles parked in driveways. Len will send Jodi the final form with the updated

language for Section 2 and Section 9 to forward on to Craig Walker. The board agreed to table the motion by Len Dreisbach, seconded by Jerry Martin till next meeting so the board can obtain legal advice from Craig Walker on the proposals. The board told Jodi to refer Craig Liebler to purchase a large map of Canyon Lakes to the GIS department, City of Kennewick. Steve gave a detailed history of the board's involvement of traffic in Canyon Lakes which has been an issue for years. Steve told the board Jerry worked with the City traffic commission to get our radar speed signs installed in Canyon Lakes in 2018 and that Jerry and Emma met with the City traffic safety commission and gave a presentation which gave the speed radar data summary from 2018/2019. The data indicated times and locations of speeding in Canyon Lakes. Jerry then met with KPD to show the data allowing KPD to beef up patrols in Canyon Lakes based on this data. Steve said the board had not spoken with the City traffic commission in 2020 and asked Jerry to add any further information. Jerry said one condition the City had was not to include cameras on the speed radar signs. Jerry said Pasco now has cameras on their radar signs. Chris said Clay has some background with photo enforced red light cameras and how effective this system is in reducing speeders. Jerry will contact the City traffic commission and see when they will be meeting so we can have representatives attend their meeting. Also, to speak with the city police department and their stance on cameras on radar signs. Jerry said he worked with John on the park benches and brass plaques and reviewed the handout on CLPOA Memorial Plaques/Benches. After a lengthy discussion, the board agreed to have a statement that was printed in a previous newsletter regarding purchase of benches/plaques to be distributed to Canyon Lakes homeowners inquiring about purchasing a bench/plaque. The statement will give the original intent for the benches/plaques which is for honoring a deceased family member or Canyon Lakes resident. Jerry will email the board a draft of his email to Steve Lee regarding his request for 2 benches/plaques. A motion was made to approve the bid for asphalt repair in the Volunteer Park by Affordable Seat Coat up to \$2,000 by Jerry Martin, seconded by Chris Winkley and carried. Emma thanked John for having tree trimmed at The Heights sign and Emma said the blasting has begun again in The Heights and tabled the discussion until next month's meeting.

Meeting adjourned at 9:35 pm

#### Action Item List

June 9, 2020

1. ARC to monitor dust/debris on new construction lots – On going
2. Jerry to send 2<sup>nd</sup> certified letter to Mosley - completed
3. Jerry to send plaque sample to Emma - completed
4. Jerry & John to meet to discuss plaques for benches - completed
5. John to meet with Glenn, Villas President on circle – on going
6. John and Reid to monitor monument lights – on going
7. Jodi and John to meet to discuss landscaping – on going
8. Patty and Emma to meet about box truck on S. Johnson St and parking on S. Keller Pl – completed
9. Steve, Patty and Jerry to meet as subcommittee for Storage rewrite - completed
10. Jodi and Ruth to look at long range budget – on going
11. John to meet with Heritage on obstruction of trees – completed
12. Patty to investigate large political signs on Kim Ouren's fence – on going

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4. Jodi and John to meet to discuss landscaping
5. Jodi and Ruth to look at long range budget
6. Patty to investigate large political signs on Kim Ouren's fence
7. Jerry to send email to Craig Walker for Scott Mosely
8. Jerry to email board draft of email to Steve Lee
9. Patty to send photo of fences to board
10. Patty to send photo of chain link fence to Jodi
11. Jodi & Jerry to review fire resistance article for September newsletter
12. Len to send Jodi draft of Section 2 and Section 9 to forward to Craig Walker