



Canyon Lakes Property Owners Association Board Meeting  
August 11, 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, Chris Winkley and Jodi Landefeld

Not in attendance: none

**Guests:** none

**Meeting:**

Minutes from the monthly Board meeting held on July 14, 2020 were reviewed. A motion was made to approve minutes by Chris Winkley, seconded by Patty Aoyama and carried.

Financial statements from July 2020 were reviewed. A motion was made to approve the July 2020 financials by Chris Winkley, seconded by Jerry Martin 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 September board meeting may be held in person. Steve thanked the board for doing such a good job conducting business during COVID 19. Steve told the board he and his wife will be moving to Dallas, TX to be closer to his step son. Steve said he will commit his role as President through September and possibly October, but the board will need to vote in a replacement to serve out the remaining term as President.

ARC Report: Jerry Martin gave the ARC report. Jerry reviewed the ARC July minutes and told the board the applications were all very routine, but the ARC was very busy with 4 meetings in July. The ARC has had a very challenging paint application that selected the identical blue paint color as the new construction Pratt home. The ARC met with the home owners and explained the Paint Color ARC Guidelines and that blue is not an approved color. Upon speaking with the home owners, the ARC was made aware of Light Reflectance Value (LRV) and determined that a neutral paint color with an LRV above 20 would be an approved paint color. An LRV below 20 is in the too dark category. The ARC also spoke with Todd Sprong who suggested giving home owners 50 paint colors to choose from. The ARC is working on revising the ARC Guidelines for paint by the September board meeting. The ARC is also looking at the new construction homes built on W. 47<sup>th</sup> Court that Ron Asmus is developing; if Mr. Asmus owns the lot, he builds according to his ARC Guidelines, however, if the lot is sold, then the builder adheres to the CLPOA ARC Guidelines. Currently 4 houses are built in the cul-de-sac and it needs to be determined if W. 47<sup>th</sup> Court is part of CLPOA. Steve and Jerry will speak with Craig Walker about this situation.

Landscape Report: John Scheer gave the landscaping report. John said the City completed trimming the trees on Olson Street and the repaving will be completed by mid-September. John is working with Heritage on irrigation issues. John reiterated that the irrigation system is old and needs constant fixing

and maintenance. John said he and Jodi are getting complaints about the trees needing attention in the S. Hill Common Area with dead tree branches falling off and trees need trimming. Ruth mentioned the large tree branches hanging over our masonry wall on Ely Street and 27<sup>th</sup> Avenue. Patty will forward a picture for John to see.

CC&R Report: Patty Aoyama gave the CC&R report. Patty said she and Emma have been monitoring RV's and boats for storage violations, but most are moved within the 72 hours limit. Emma said they are seeing the same repeated offenders for the most part not adhering to the rules, but the violators will follow the rules when they receive a notice from the CC&R. Jodi said she received complaints on the large sign on W. 42<sup>nd</sup> Avenue. Len asked about the house in Loden Greens that has the box truck and cars parked in the street. A lengthy discussion followed by the board on the revised Section 2, Use of Roads and Streets, that Len proposed; Rebecca commented that if home owners have multiple people who have cars in a household and are not able to park in the garage or driveway and need to park on the street, it would impact families negatively. The board discussed parking on the street for 72 hours vs. daily. Jerry asked Emma and Patty if the new rule would cause any changes in the current way, they handle monitoring the Section 2 rule. A motion was made to approve revised wording of Section 2, Use of Roads and Streets rule by Chris Winkley, seconded by Len Dreisbach and the motion did not pass; 8 no, 2 yes. Chris will give Patty and Emma other addresses of cars being parked on the street. The next revised proposal was Section 9, Storage. Steve read the revised proposal and explained a Private Area is defined as all private lots which, would include driveways. A motion was made to approve revised wording of Section 9, Storage rule by Chris Winkley, seconded by Emma Mercado and approved; 6 – yes, 3 – no, 1 – abstain. Steve said the new rule needs to be posted on the web site and included in the September newsletter. As well as an article about refraining from parking on the street. Craig Walker recommended advanced notice be given to home owners before enforcing the new rule; the board agreed the new rule would go into effect in the beginning of January 2021. Jerry said he can see from his house that the White's sign was removed on W. 42<sup>nd</sup> Avenue.

Long Range Planning Report: Jerry Martin gave the Long-Range Planning report. Jerry said the September meeting will include the long-range planning meeting. Steve asked Jerry to include the long-range plans in the September board packets. The board asked when the plaques will be put on the benches; Jerry said once we move into the state's reopening Phase 2, when gatherings are allowed and the plaques can be commemorated.

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 she emailed Craig Walker late assessment information. Jodi reviewed the July action item list. Steve said he contacted Steve Lee a second time to either propose a new plaque for the park bench or we will refund his money for 1 bench. Jerry said there are 5 additional home owners that are interested in sponsoring a park bench.

New Business: Clay Walker resigned from the board via email in July 2020. Jerry said he looked into City of Kennewick traffic safety commission meetings and said the City is shut down and will reopen during Phase 2. Ruth said 2 years ago today was the Bofer Canyon fire.

Meeting adjourned at 8:25 pm

Action Item List  
July 14, 2020

1. ARC to monitor dust/debris on new construction lots – on going
2. John to meet with Glenn, Villas President on circle – on going
3. John and Reid to monitor monument lights – on going
4. Jodi and John to meet to discuss landscaping – on going
5. Jodi and Ruth to look at long range budget – on going
6. Patty to investigate large political signs on Kim Ouren's fence - completed
7. Jerry to send email to Craig Walker for Scott Mosely – on going
8. Steve to email board draft of email to Steve Lee - completed
9. Patty to send photo of fences to Jodi – on going
10. Patty to send photo of chain link fence to Jodi – on going
11. Jerry to contact City of Kennewick traffic commission for details on their next meeting – completed; on hold due to COVID 19

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6. Jerry to send email to Craig Walker for Scott Mosely
7. Patty to send photo of fences to board
8. Patty to send photo of chain link fence to Jodi
9. Jodi & Jerry to review fire resistance article for September newsletter
10. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase 2
11. Jodi to update new rule change, web site, newsletter, rules and board
12. Patty to send photo of 27<sup>th</sup> Ave branches over wall
13. Plaques on benches still needed – Phase 2