



Canyon Lakes Property Owners Association Board Meeting
September 8, 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, Jerry Martin, Emma Mercado, Rebecca Riley, John Scheer, Chris Winkley and Jodi Landefeld

Not in attendance: Reid Klei

Guests: Luann Davidson joined the call to observe the meeting.

Meeting:

Minutes from the monthly Board meeting held on August 11, 2020 were reviewed. A motion was made to approve the minutes by Chris Winkley, seconded by Patty Aoyama and carried.

Financial statements from August 2020 were reviewed. A motion was made to approve the August 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 5th 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 October 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 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 August minutes and told the board the applications were all very routine, but very busy.

- Jerry discussed the 8 lots on W. 47th Court, phase 5 in The Heights. Jerry and Steve met with Craig Walker to discuss the issue. Craig researched the records with the County Auditor office regarding The Heights phase 5, he found a declaration written in 2015 and recorded in June of 2018 that declared phase 5 an addition to his previous phases; however, the recording did not say phase 5 would be included in CLPOA. Jerry explained the 2 choices Craig recommended for phase 5; ARC recommends declining phase 5 annexation into CLPOA with the understanding CLPOA would reverse the HOA assessment for Riverwood Homes for 2020. The board discussed the situation. A motion was made to decline annexation of Phase 5 and resolve the situation with Riverwood Homes by Jerry Martin, seconded by Chris Winkley and carried; 6 votes to decline and 3 votes to approve.
- Jerry discussed the proposed revision of the 3.3.2 ARC Guidelines – neutral and white paint colors with limits of what is too dark and too bright based on the LRV (light reflectance value). A motion was made to approve the revised 3.3.2 ARC Guidelines by Chris Winkley, seconded by Patty Aoyama and carried.

Landscape Report: John Scheer gave the landscaping report. John said the City is repaving around the community and will be completed by mid-September. John is working with Heritage on irrigation issues. John discussed the trees on the S. Hill Common Area; John met with 2 contractors to get bids for trimming/removal and John said there are pine beetles taking over one of the trees; approximately \$5,500 for completing the work. John asked Ruth if there are funds available for this work. A motion was made to accept Top Tree's bid to trim 4 trees and remove 1 tree that has pine beetles in the S. Hill Common Area up to \$6,000 by John Scheer, seconded by Patty Aoyama and carried. Reid and John met and looked at the lights at the monument signs and determined they needed replacing; Reid will complete the work by the end of the week.

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, and will recheck many of the violations to make sure they have moved. Len brought up the box truck on Johnson Street obstructing the sidewalk and who to contact if against City ordinance; Jodi told Len the best bet is to contact the Kennewick Police Department (KPD) non-emergency number (509-628-0333) to file a complaint.

Long Range Planning Report: Jerry Martin gave the Long-Range Planning report. Jerry reviewed the long-range projects, high, medium and low with the board as well as the 2019 projects with input by the board. Jerry also said he has a wait list for plaques and benches for the community.

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.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi told the board she would like articles for the September newsletter by Wednesday, September 16, 2020. Jodi said she is going out of town with limited cell and internet service from Friday thru Wednesday.

New Business: Jerry included a history of Canyon Lakes he and Bob Fowler created 10 years ago and will update the last 10 years as needed. Steve will cover the President's position through the October meeting. John nominated Patty Aoyama and Ruth nominated Chris Winkley for the President position. Emma asked when the nominations needed to be voted on; Steve said next month.

Meeting adjourned at 8:20 pm

Action Item List

August 11, 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 - completed
4. Jodi and John to meet to discuss landscaping – on going
5. Jodi and Ruth to look at long range budget - completed
6. Jerry to send email to Craig Walker for Scott Mosely - completed

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

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7. Plaques on benches still needed – Phase 2
8. Jodi to update ARC paint Guidelines
9. John to have S. Hill Common Area trees trimmed/removed
10. Steve to contact Craig Walker regarding The Heights phase 5 annexation
11. Board to email September newsletter articles to Jodi by September 16