



Canyon Lakes Property Owners Association Board Meeting
May 11, 2021

The meeting was called to order at 7:02 P.M. by John Scheer at the Villas clubhouse.

Attendance: Patty Aoyama, Ruth Beckmann, Reid Klei, Jerry Martin, Emma Mercado, Dave Ottley, John Scheer, Chris Winkley, and Jodi Landefeld.

Not in attendance: Len Dreisbach, Andrew Riley, and Rebecca Riley.

Guests: None

Meeting:

Minutes from the monthly meeting held on April 13, 2021, were reviewed. A motion was made to approve the minutes as corrected by Jerry Martin, seconded by Emma Mercado, and carried.

Financial statements from April 2021 were reviewed. A motion was made to approve the April 2021 financials by Chris Winkley seconded by Dave Ottley, and carried.

President's Report: John Scheer gave the President's report. John told the Board he will discuss landscaping during his report. John reviewed emails and accusations by Len regarding box trucks and Board members. John and Chris offered to meet with Len to discuss box trucks, but Len did not respond. Board agreed to have John try to contact Len again to discuss his Board member intentions.

ARC Report: Jerry Martin gave the ARC report. Jerry reviewed the ARC April minutes and told the Board the applications were all very routine. Jerry told Board the ARC had a meeting the 1st week of May as many applications have been submitted. Jerry said he is working with homeowners on choosing a paint color within the LRV spectrum. Jerry told the Board Todd Sprong met with Ms. Bunge, the owner of the blue house on 48th Avenue; Todd told her 3 different painter bids will be needed for the Board to review. Jerry said the ARC reviewed roofing materials and is loosening up on shingle colors; including black and other colors besides weathered wood. Jerry will include an article in the July newsletter regarding the changes.

Landscape Report: John Scheer gave the landscaping report. John asked if the Board saw the Reed Court circle that Heritage Landscaping added a bed too. Jerry told the Board Flower Farm planted 14 trees to the Volunteer Park. John said Heritage pulled out the stumps and planted new trees where the dead trees blew down in the wind storms, Top Tree removed the dead pine tree in the Irby Street monument Common Area and Heritage will plant the flowers and other shrubs in the monuments around the community. John will call CLGC to ask if they sprayed the weeds all around the Canyon Lakes Drive loop as well as 36th Avenue, if not, John will have Heritage spray them. John asked Dave which side of the mailbox should the new dog station sign be placed on. Patty contacted the Panoramic Heights person regarding solar lights at the mailboxes. Jerry said the issue is if there is a pole at the mailboxes. John asked if Dave could identify which mailboxes would need a solar light and pole if no city street light pole that adequately lights the mailboxes by the June meeting. John asked Mike, Heritage, to give a quote for new benches however, Mike said the bench costs went up 30%. Jerry has a list of 7 people who are

interested in purchasing a bench and will get a quote for benches. Reid said he drove the neighborhood and the Common Areas are getting irrigation water and the grass is getting green.

CC&R Report: Patty gave reviewed the CC&R report. The Board told Patty they like the new violation spreadsheet. Jerry said it appears the list represents about 2% of our homeowners who violate of the Rules and Regulations. Dave said there was no blowing dust on the vacant lots. Patty discussed the 3 box trucks in Canyon Lakes; the CC&R committee will have a letter ready to be mailed by Craig Walker on June 1, 2021, if the box trucks are not moved off-site.

Long Range Planning Report: Jerry Martin gave the Long-Range Planning report. Jerry said he and Andrew are still trying to meet with Mike Lundgren on the new monument sign for CLD & Hildebrand.

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

Financial Report: Ruth Beckmann said the financials are in order.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi reviewed the April Action Item list. Chris offered to contact Glenn Gaboury to discuss the Villas master documents. Emma asked who was building the large home off Reed Street; Jerry said it was Brad Beauchamp and not part of Canyon Lakes HOA. Jodi will contact Rebecca to help with proper social distancing in the Villas clubhouse and told the Board masks will be required.

New Business: Patty said traffic along Canyon Lakes Drive is increasing and asked if the small signs that say slow down add value. Dave told Patty it helps him to slow down! Jerry called the Public Works Department and spoke to the chairman of the Traffic Safety Committee. The committee is working from home and no in-person meetings at this time. He will put Jerry's name on a list to contact when the meetings resume.

Meeting adjourned at 8:22 pm

Action Item List April 13, 2021

1. ARC to monitor dust/debris on new construction lots
2. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase 2
3. ARC to update roofing guidelines – ongoing
4. John & Jerry to speak with owner of blue house on W. 48- Chris completed
5. ARC continue working on Board member template responsibilities – ongoing
6. Jodi to meet with Reid on new member orientation – ongoing
7. Jerry & Andrew to look into a new monument sign – ongoing
8. Jerry to purchase trash can lid for VP – completed
9. Len to identify mailboxes that need lighting – ongoing
10. Rebecca to send Google Docs training videos to Jodi – ongoing
11. Chris to update ARC Guidelines Appendix B – completed, but ongoing with ARC
12. Jodi to send ARC application to Gaye Tesar - completed

13. Jodi & John to meet with Craig Walker regarding box truck issue - completed
14. Jerry to contact Flower Farm to replant trees in Volunteer Park - completed
15. John to contact Heritage to move forward with Reed Court circle project - completed
16. Jodi & Jerry to meet to get mailbox list for Len – ongoing
17. Jodi to look into in person meeting options – completed

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5. Dave to identify mailboxes that need lighting
6. Rebecca to send Google Docs training videos to Jodi CC&R committee to have box truck letter ready on June 1, 2021, for mailing