



Canyon Lakes Property Owners Association Board Meeting
June 8, 2021

The meeting was called to order at 7:06 P.M. by John Scheer at the Villas clubhouse.

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

Not in attendance: None

Guests: None

Meeting:

Minutes from the monthly meeting held on May 11, 2021, were reviewed. A motion was made to approve the minutes by Emma Mercado, seconded by Patty Aoyama, and carried.

Financial statements from May 2021 were reviewed. A motion was made to approve the May 2021 financials by Chris Winkley, seconded by Jerry Martin, and carried.

President's Report: John Scheer gave the President's report. John told the Board our contact, Mike Scoville, at Heritage Landscaping has left the company and not been replaced yet. John said Andrew Mendenhall, owner's son, will be covering our account. John will be meeting with Andrew to drive around the community and show him the Common Areas. Patty asked about the weeds in the roundabout at Hildebrand Ave. Patty will call STCU to see if they are responsible for the weeds.

ARC Report: Jerry Martin gave the ARC report. Jerry told the Board the ARC had 3 meetings in May due to many applications submitted; the applications were all very routine. Jerry said the ARC had an unusual request from a homeowner inquiring about an online firearms sale in home business. Jerry sent the homeowner an email with the ARC conditions for his online business which the homeowner agreed to. Chris gave an update on the ARC project sign tracking implementation. Chris said they have numbered the signs 1-20 and explained how the ARC is distributing the signs to ARC applicants. The biggest issue the ARC is noticing is getting the signs returned once the homeowners complete their projects. The ARC is working through how to deal with this issue more effectively. Jodi had 4 people contact her to say their projects were completed and the signs could be picked up. Chris thanked the CC&R for helping monitor projects that homeowners have not submitted an application.

Landscape Report: John Scheer gave the landscaping report. John told the Board Mike Scoville from Heritage Landscaping left the company and the owner's son, Andrew Mendenhall, will temporarily take over the CLPOA account. Jodi reiterated the landscaping committee needs to be proactive monitoring our Common Areas for issues during the Heritage Landscaping transition.

CC&R Report: Patty gave reviewed the CC&R report. Patty said the box trucks have all been relocated out of the neighborhood, the CC&R will be monitoring summer storage issues, Patty will work on locations of low-lying trees that need trimming and locations of street signs that tree limbs are blocking driver's view. Reid asked about shrubs/bushes that are blocking part of the sidewalk that are impeding

pedestrian's movement. Reid will get addresses of locations. Dave said there is a City Ordinance that addresses this issue of blocking sidewalks.

Long Range Planning – Andrew spoke with Mike Lundgren, owner of Canyon Lakes Golf Course, about splitting the cost of a new monument sign to replace the old wooden sign on the golf course at the entrance into the community at Hildebrand Avenue and Canyon Lakes Drive. Mike is not interested in replacing the wooden sign, but he is interested in a new sign by the golf course. The Board agreed this is not a location to invest in a new monument sign and would be more a location for the golf course entrance. The Board asked Andrew if Mike would be agreeable to having the Board put a new monument sign on CLGC property. Andrew said Mike was fine with it and he and Jerry will look into the cost for a new monument sign. Andrew showed a photo of The Heights sign and envisions the new sign to be similar to that one.

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

Financial Report: Ruth Beckmann said the financials are in order. Ruth said we have about \$15,000 more in the assessment account than in May 2020.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi reviewed the May Action Item list. Jerry said he is getting emails from Traffic Commission and there is no meeting June. The Board agreed to have Jodi contact Craig Walker to send a notice letter to homeowners that have not paid their 2021 annual assessments.

New Business: Reid asked about a crosswalk for golfers. The Board discussed crosswalks at other golf courses. Reid will contact Horn Rapids and Meadow Springs to inquire on who installed their crosswalks. Jerry spoke about Track B in The Greens. Jerry told Board he recommends not accepting the Quick Claim Deed for Track B from builder, Ben Kruse. A motion was made to decline the Quick Claim Deed Track B offer from Ben Kruse by Dave Ottley, seconded by Chris Winkley and carried. Dave told the Board he reviewed all the mailboxes in the neighborhood to see which mailboxes would need solar lights to light the mailboxes; Dave said 15 mailboxes would need lighting. Dave then looked at Panoramic Heights solar lights that light their mailboxes and said the next step would be to contact Panoramic Heights to get information of their solar lights. Patty will email Dave the Panoramic Heights contact. Dave told the Board biggest issue will be what type of pole would be used to mount the solar lights. A motion was made to install solar lights by Mitch Marrott at the appointed mailboxes by Dave Ottley, seconded by John Scheer and carried. 4 Board members abstained from voting. Next, Dave gave the history of 47th Court and his understanding of why the Board did not accept this area of Ron Asmus's into CLPOA. Jodi sent a letter to the Board from a realtor stating Mr. Asmus recorded 47th Court as in The Heights in Canyon Lakes. Jerry said he would recommend sending the document to Craig Walker for review and tabled the discussion until after Craig's review.

Meeting adjourned at 8:18 pm

Action Item List

May 11, 2021

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase 2
2. ARC continue working on Board member template responsibilities – on going
3. Jodi to meet with Reid on new member orientation – on going
4. Jerry & Andrew to look into a new monument sign – on going
5. Dave to identify mailboxes that need lighting - completed
6. CC&R committee to have box truck letter ready on June 1, 2021, for mailing – not needed

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1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase 2
2. ARC continue working on Board member template responsibilities
3. Jodi to meet with Reid on new member orientation
4. Jerry & Andrew to look into a new monument sign
5. Patty to identify low lying tree limbs and blockage of street signs
6. Reid to identify sidewalks where shrub/bushes are blocking
7. Jodi to send email to Craig Walker to send notice to late homeowners
8. Jodi to forward document to Craig Walker on 47th Court
9. Patty to call STCU on whole maintains weeds in that area
10. Solar lights to be installed