



Canyon Lakes Property Owners Association Board Meeting
July 13, 2021

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

Attendance: Ruth Beckmann, Len Dreisbach, Jerry Martin, Emma Mercado, Andrew Riley, Rebecca Riley, John Scheer, Chris Winkley, and Jodi Landefeld.

Not in attendance: Patty Aoyama, Reid Klei and Dave Ottley

Guests: Ronnie Dreisbach and Renette Martin were observing the meeting.

Meeting:

Minutes from the monthly meeting held on June 8, 2021, were reviewed. A motion was made to approve the minutes by Emma Mercado, seconded by Chris Winkley, and carried.

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

President's Report: John Scheer gave the President's report. John told the Board 5 letters were mailed by our lawyer to homeowners for their repeated and long-term violations. One homeowner called the lawyer to say he is getting his yard cleaned up and has removed 3 cars. The owner of the RV said she is going to move the RV on Thursday. All violators will be fined \$25/day by a certain date if they do not follow rules.

ARC Report: Jerry Martin gave the ARC report. Jerry told the Board the ARC had 3 meetings in June due to the large number of submitted applications for review; the applications were all very routine. A new construction application was submitted by Colakovic which the ARC approved with conditions; no response yet from the homeowner. Jerry discussed the Freeman's blue paint color and the series of events that led up to the ARC approving their application. Jerry stated the ARC quickly identified the ARC Paint Guidelines are not acceptable and need updating asap. A meeting was held with the ARC, John, Jodi and Todd Sprong, paint consultant, to develop a new guideline system when choosing paint colors for the community. Jerry is hoping to have an update for the Board by our next meeting.

Landscape Report: John Scheer gave the landscaping report. John told the Board he drove around with Andrew Mendenhall, new Heritage Landscaping contact and mostly discussed the Common Areas that need improvements. John is wanting the community to have excellent curb appeal with all the Common Areas looking exceptional. Renette asked about the Volunteer Park sprinklers and said the pine tree as well as a few of the other trees are dying and needing more water. John said he was in contact with Heritage and will call Andrew again in the morning to discuss the various issues Heritage needs to address. Renette said she would like to see Heritage come to the Volunteer Park on a weekly basis to inspect the irrigation in the Park.

CC&R Report: Patty was out of town so Emma gave the CC&R report. John told Emma he likes the new form CC&R is using for reporting. Emma told the Board the various homeowners they are having issues with and the CC&R is working with Craig Walker and Bret Ulrich on repeated violators.

Long Range Planning – Andrew and Jerry will be meeting for Long-Range Planning committee. Andrew had 2 contractors get a proposal for the new monument sign, but the contractors have a long lag time submitting a proposal; Andrew is hoping to hear by the end of the month.

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 June Action Item list. Jodi asked the Board to email her articles for July newsletter by Monday, July 19. Jodi contacted Craig Walker to send a notice letter to homeowners that have not paid their 2021 annual assessments. Jodi told the Board she paid the 2nd quarter taxes for CLPOA and met with Anthony Adams from Christensen King to begin the 2020 financial procedural review. The Board agreed to have Jodi contact Craig Walker regarding Mr. Pack and his late assessment delinquencies. Jodi will contact Mike Lundgren about 3 golf cart crossings on Canyon Lakes Drive. Emma asked if the ARC noticed an increase in yellow and blue painted houses. Jerry said the ARC is updating the Paint Guidelines and this should address all future paint colors.

New Business: Please submit all articles for the July newsletter by July 19th. Rebecca said the community Face Book page asked about fire pits; an article in the newsletter which details rule for fire pit would be helpful. Ronnie asked how the fining system collection works and the process for enforcement. John explained this is a new process for the Board and could ultimately end up in litigation court to collect the fines and get the box truck moved.

Meeting adjourned at 8:13 pm

Action Item List

June 8, 2021

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase 2 – on going
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. Patty to identify low lying tree limbs and blockage of street signs – on going
6. Reid to identify sidewalks where shrub/bushes are blocking – on going
7. Jodi to send email to Craig Walker to send notice to late homeowners - completed
8. Jodi to forward document to Craig Walker on 47th Court - completed
9. Patty to call STCU on whole maintains weeds in that area - completed

10. Solar lights to be installed - on going

Action Item List

July 13, 2021

11. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase 2
1. ARC continue working on Board member template responsibilities
2. Jodi to meet with Reid on new member orientation
3. Jerry & Andrew to look into a new monument sign
4. Patty to identify low lying tree limbs and blockage of street signs
5. Reid to identify sidewalks where shrub/bushes are blocking
6. Solar lights to be installed
7. John to meet with Andrew on Volunteer Park
8. Articles for July newsletter needed by July 19
9. Jodi to contact Craig Walker on Pack assessments owed