



Canyon Lakes Property Owners Association Board Meeting
August 10, 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, Jerry Martin, Emma Mercado, John Scheer, and Jodi Landefeld.

Not in attendance: Reid Klei, Dave Ottley, Andrew Riley and Rebecca Riley

Guests: Duane Klotz was observing the meeting. Duane mentioned he has observed roofing shingles installed incorrectly in Canyon Lakes especially when installing correct shingles for ice dams. Duane said he also filed a complaint with WA State Utilities Commission (WSUC) on the Canyon Lakes Water Company significant rate increase this past year. A hearing for the tariff rate will be September 9, 2021 with the WSUC and users to discuss the fairness of the Water Company's rates. The docket number is 210306 to submit any questions before the meeting.

Meeting:

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

Financial statements from July 2021 were reviewed. A motion was made to approve the July 2021 financials by Emma Mercado, seconded by, Jerry Martin and carried.

President's Report: John Scheer gave the President's report. John told the Board about the solar lights that were installed by the mailboxes. John met with a homeowner who had a complaint where the pole was located on her property; John had the pole moved and the issue was resolved. John told Board John, Patty and Jodi were on a ZOOM meeting today with Bret Ulrich, lawyer, to move forward with a lawsuit against Kim Ouren parking her RV on her driveway violating the Storage Rule; this has been an issue for years. Bret will include in the settlement from this day forward her RV can only be parked 72 hours to load and unload her RV.

ARC Report: Jerry Martin gave the ARC report. Jerry told the Board the ARC had 2 meetings in July and the applications were all very routine. Jerry had 3 items for discussion:

1. Mandzic – 4103 W. 42nd Ave – new construction – approved with conditions
2. Jerry and Dave met to review the Bylaws and the Rules and Regulations. Jerry will give the Board the revised versions for review. Once reviewed by the Board, Jerry and Dave will give to Craig Walker to finalize. Jodi will include the updated documents in the January 2022 annual meeting mailing and vote.
3. ARC Guidelines Paint Color was updated with color specifications that are easily approved by the ARC. Updated Guidelines were included in the July newsletter. Jerry also spoke about the sheen and what is an acceptable sheen for paint. A motion was made to approve the new ARC Paint Guidelines by Jerry Martin, seconded by Len Dreisbach and approved.

Emma asked about paint color for front doors. Jerry said the ARC is very lenient on front door paint colors. Len Dreisbach offered to be on the ARC committee.

Landscape Report: John Scheer gave the landscaping report. John told the Board he, Jerry and Raul, Heritage, met at the Volunteer Park to look at the irrigation system. Upon review, they noticed the irrigation had been turned off as well as many clogged sprinklers. Raul cleaned out the sprinklers and replaced the broken ones; John said the situation is now under control. John met with Glenn, Villas President, to discuss the Villas Common Areas. John said he agreed to grind a stump and spray for spiders. John told the Board he has filled many of the Common Areas with about 60 extra plants and agreed to put some more plants in the Villas Common Areas as well. John told Glenn we will be trimming the Villas arborvitae every 2 years. John told the Board the 42nd Place walkway will have the plants removed as they get extremely overgrown and will have Heritage replace with plants that do not overgrow along the walkway. John is happy working with Andrew from Heritage Landscaping.

CC&R Report: Patty and Emma gave the CC&R report. The Board said they like the new form the CC&R is using for reporting. Emma told the Board which homeowners they are having issues with and the CC&R is working with Craig Walker and Bret Ulrich on repeated violators. Patty told the Board about a neighbor that is parking his boat in her cul de sac; John said give a violation FR as same type of violation as Ouren. Emma will be sending out thank you notes to homeowners we are appreciative of following the Rules.

Long Range Planning – Jerry told the Board the Long-Range Planning committee will be meeting and will give the 2021/2022 long range presentation at our September meeting.

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 July Action Item list and said she is working closely with the various committees.

New Business: John told Board he spoke with Randi Gable with Oasis Landscaping, former Heritage employee, and told him that we are committed to Heritage through 2023 and he may bid on the landscaping contract at that time.

Meeting adjourned at 8:08 pm

Action Item List

July 13, 2021

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase 2
2. Jerry & Andrew to look into a new monument sign - ongoing
3. Patty to identify low lying tree limbs and blockage of street signs - ongoing

4. Reid to identify sidewalks where shrub/bushes are blocking – ongoing/Jodi included in July newsletter
5. Solar lights to be installed - completed
6. John to meet with Andrew on Volunteer Park - completed
7. Articles for July newsletter needed by July 19 – completed
8. Jodi to contact Craig Walker on Pack assessments owed - completed

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2. Jerry & Andrew to look into a new monument sign
3. Patty to identify low lying tree limbs and blockage of street signs
4. Long Range to meet
5. Jerry to send the Board revised documents
6. Emma to write thank you notes