



Canyon Lakes Property Owners Association Board Meeting
September 14, 2021

The meeting was called to order at 7:10 P.M. by John Scheer at the Villas clubhouse.

Attendance: Patty Aoyama, Ruth Beckmann, Reid Klei, Jerry Martin, Emma Mercado, Andrew Riley, Rebecca Riley, John Scheer, and Jodi Landefeld.

Not in attendance: Len Dreisbach, Dave Ottley and Chris Winkley

Guests: None

Meeting:

Minutes from the monthly meeting held on August 10, 2021, were reviewed. A motion was made to approve the minutes by Jerry Martin, seconded by Patty Aoyama, and carried.

Financial statements from August 2021 were reviewed. A motion was made to approve the financials by Rebecca Riley, seconded by Patty Aoyama, and carried. The Board discussed the 2022 annual assessment that will be voted on at the October meeting. Ruth, John and Jodi will meet to discuss the 2022 annual assessment. Jerry asked if there will be a surplus of funds in 2021 and to have Ruth give an update at the October meeting.

President's Report: John Scheer gave the President's report. John told the Board our lawyer served notice to Kim Ouren on her RV storage and sign rule violations. John said we need to take her to court so she cannot continue to do this every year and she needs to follow the rules like everyone else in the community. John said Len Dreisbach is resigning and moving to Arizona. John said the box truck was back on S. Johnson Street however, Patty spoke with the homeowner and the box truck has been moved. John will keep the Board apprised of the lawsuit.

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

1. Jerry will discuss 47th Court in Other Business.
2. Patty asked about Mr. Hall's shed that is next to the Common Area masonry wall. Jerry will inspect the shed to see if it matches his application and told the Board there is no violation with his shed or placement of shed that was approved on 8/25/2020.

Landscape Report: John Scheer gave the landscaping report. John told the Board he has been working a lot with Andrew Mendenhall, Heritage Landscaping. John said the 42nd Place walkway has been relandscaped, the Villas Common Areas were sprayed for spiders, a stump in the Villas will be removed this week and Heritage will be adding some plants to the gravel area in front of the clubhouse, the Volunteer Park is looking good, but 1 tree is dead, a few trees and grass on S. Hill are also dead and will need replacing and Andrew said the water was turned down this week. John said CL #9 Common Area circle had plants/flowers added to them. Jodi told John 2 circles off 30th Ave need to possibly be updated as well. John said a large pine tree is dead on Olson Street and will need to be removed.

CC&R Report: Patty and Emma gave the CC&R report. Patty said the Campbell and Company box truck on Morain Loop is back and Emma will call Mr. Stevens to discuss the situation. Rebecca said the green box truck on 48th is coming and going as well; Patty said the homeowner is moving and will keep an eye on box trucks in the neighborhood. John said with summer ending the boats/RV's/trailers should all be going away and stored off site.

Long Range Planning – Jodi, Jerry, Andrew and Rebecca were supposed to meet to discuss the long-range planning, but only Jodi and Rebecca met as Andrew and Jerry had conflicts come up. Rebecca went over report saying it is best to concentrate on 1 large project at a time; possibly, a new monument sign, replace old mailboxes or sidewalk repairs. Jerry suggested if we have funds to replace more mailboxes this year. Jerry will contact Andrew and Rebecca to evaluate which mailboxes need replacing. Rebecca reiterated the need to stick to 1 project and complete it instead of spreading out too many projects at one time.

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 August Action Item list and said she is working closely with the various committees. Jodi told the Board late assessment letters were mailed to homeowners by Craig Walker.

New Business: Jodi gave an update on the lots on 47th Court that were recorded: The Heights in Canyon Lakes. Jodi will update the Board once she hears from Craig Walker on this issue. John said we are in need of new Board members, especially for the ARC. Jodi will post Board member vacancies in the next newsletter. Jerry attended the hearing regarding the Canyon Lakes Water Company, Jerry gave a hand out of the Common Area water sources. Jerry commended Dave Ottley's report on the solar lights. Emma requested Jodi send her the financials via email.

Meeting adjourned at 8:19 pm

Action Item List

August 10, 2021

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase2
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

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1. Patty to identify low lying tree limbs and blockage of street signs
2. Long Range to meet
3. Jerry to send the Board revised documents
4. Emma to write thank you notes
5. Jodi to update the Board on 47th Court
6. John, Ruth and Jodi to meet to discuss 2022 annual assessment
7. Emma to call Mr. Stevens on his box truck
8. John to update the Board on Kim Ouren's lawsuit
9. Jodi to post Board member vacancies in the December newsletter