



Canyon Lakes Property Owners Association Board Meeting
November 9, 2021

The meeting was called to order at 7:05 P.M. by John Scheer at the Villas clubhouse.

Attendance: Patty Aoyama, Reid Klei, Jerry Martin, Emma Mercado, Dave Ottley Rebecca Riley, Andrew Riley, John Scheer, Chris Winkley, and Jodi Landefeld. Not in attendance: Ruth Beckmann

Guests: Glenn Gaboury, Villas President, attended the meeting to observe. Glenn told the Board KID removed a tree on the golf course as they begin lining the KID canal. Glenn also said The Villas fencing was located on the KID easement and was asked to remove part of the fence so KID could complete the work along the canal at that location.

Meeting:

Minutes from the monthly meeting held on October 12, 2021, were reviewed. Jerry noted the manager's salary should be \$32,500. A motion was made to approve the minutes with the correction by Jerry Martin, seconded by Emma Mercado, and carried.

Financial statements from October 2021 were reviewed. A motion was made to approve the financials by Chris Winkley, seconded by Patty Aoyama, and carried.

President's Report: John Scheer gave the President's report. John told the Board it has been pretty quiet lately. John did tell the Board Kim Ouren sold her RV and the large political sign has been removed, however, the lawsuit against her will continue as we incurred legal expenses and want to deter home owners from this type of violations in the future.

ARC Report: Jerry Martin gave the ARC report. Jerry told the Board the ARC had 2 meetings in October and the applications were all very routine. Jerry had an item for discussion:

1. Jerry told the Board he spoke with Mitch Marrott and was advised the cost of mailboxes was increasing and had the Board approved purchasing 10 mailboxes instead of the original motion of 5; installed \$27,000. Jerry said he will keep the Board apprised of when the mailboxes arrive and if Mitch can install all 10 mailboxes by year-end.
2. Dave told the Board he spoke with Greg Senger about trimming his tree that impedes drivers' and golfers' vision of crossing on Canyon Lakes Drive next to his house. Dave said Greg agreed to trim the tree, but gave no time frame of when the work would be completed.

Landscape Report: John Scheer gave the landscaping report. John said Heritage has begun the fall clean up. Reid replaced the Villas light bulb at the entrance sign. Reid said a lot of the monument light bulbs have burned out and Brashear's Electric has been contracted to replace the bulbs. John told the Board the light fixture at Loden Greens was vandalized on Halloween and needs replacing.

CC&R Report: Patty gave the CC&R report. Patty said she has been working on storage/parking issues in Loden Greens. Patty said she responded on the Canyon Lakes FaceBook page today to homeowners that have issues with the HOA. John told the Board he noticed Heritage has been putting up Christmas lights

in the neighborhood and the Board agreed it is close enough to the 6 weeks' time frame for the holiday lighting rule.

Long Range Planning: Jerry did not have any items to report.

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

Financial Report: Ruth Beckmann was not in attendance but told Jodi the financials are in order.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi reviewed the September action items. Jodi told the Board she has had 2 calls about traffic issues and requested articles for the newsletter.

New Business: Jerry handed out revised documents to all the Board members and asked the Board to review and comment on the CC&R and Bylaws by November 29th ; changes are all noted by red lines. Jerry would like to have the CC&R's and Bylaws mailed in the January annual meeting mailing and included on the ballot for homeowners to vote on. Patty, Emma, and Jodi met to discuss the Rules and Regulations. Jodi told the Board the 2020 procedural review went well and sent the document to the Board for review. Dave mentioned that more solar lights may be needed at various mailboxes around the neighborhood in the future, however, no plan has been developed and to consider having the long-range planning committee look into this. Emma talked about the cost of mailboxes going up and how many mailboxes are needed in the future.

Meeting adjourned at 8:00 pm

Action Item List
October 12, 2021

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase2
2. Jerry to send the Board revised documents – ongoing
3. Emma to write thank you notes – ongoing
4. Jodi to update the Board on 47th Court – ongoing
5. John to update the Board on Kim Ouren's lawsuit – ongoing
6. Jodi to post Board member vacancies in the December newsletter – ongoing

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5. John to update the Board on Kim Ouren's lawsuit
6. Jodi to post Board member vacancies in the December newsletter
7. Jodi, Emma, and Patty to meet to review R&R
8. Long Range Planning to review solar lights at mailboxes
9. John to look at replacing a light fixture in Loden Greens monument