



Canyon Lakes Property Owners Association Board Meeting  
October 12, 2021

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

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

**Guests:** Glenn Gaboury, Villas President, attended the meeting to discuss the Villas community. Glenn discussed the Rules and Regulations for the Villas and has been working with Patty on violations, mostly RV's and trash cans. The Villas follows CLPOA CC&R's as well as a few additional Rules specific to the Villas. Glenn also mentioned the light at the Villas entry sign is out and the tree stump has been removed. John said the shavings will be removed as well. Glenn sent an email to the Villas homeowners informing them the CLPOA web site has an area for Villas documents. Glenn asked that CLPOA continue with Code Enforcement of the Villas which the Board agreed to. Finally, Glenn told the Board he heard KID will begin lining the canal through the golf course (CLGC) in the next couple of weeks.

**Meeting:**

Minutes from the monthly meeting held on September 14, 2021, were reviewed. A motion was made to approve the minutes by Jerry Martin, seconded by Patty Aoyama, and carried.

Financial statements from September 2021 were reviewed. A motion was made to approve the financials by Rebecca Riley, seconded by Patty Aoyama, and carried.

President's Report: John Scheer gave the President's report. John told the Board he contacted each of the Board members to discuss Jodi Landefeld's performance review and the Board agreed to a 4.17% pay increase: \$32,500. John discussed the Ouren lawsuit and told the Board the RV has been removed, however the large political sign is still there. John said the Board will continue with the lawsuit to recoup the fees incurred and that all violations are completed. Rebecca informed the Board Ms. Ouren has ducks that are in a cage; Rebecca said that ducks are not allowed in the City of Kennewick unless they are rescue animals.

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

1. Jerry said that Marvel Burge, 48<sup>th</sup> Avenue, has been excessively watering her yard and has a massive amount of water run off flooding the Riffe's property. Jerry has been trying to contact Marvel to help her with the timing of her irrigation.

Landscape Report: John Scheer gave the landscaping report. John said the large pine tree on S. Olson Street has been removed and the stump will be removed on Thursday. John had the stump removed in the Villas and will have the entry way light replaced. John said KID shut off the irrigation water last Sunday. Jodi and John will meet with Andrew, Heritage Landscaping, to review the summer season.

CC&R Report: Patty gave the CC&R report. Patty said 501 CLD has not been cleaned up and has large overgrown trees. Jerry said the trees are starting to die. Patty said 3612 S. Ledbetter Street has a parked

car on the street that she has heard has been there a long time. Patty left a note on a silver truck on that street which moved to the driveway. Patty contacted Code Enforcement about the car parked on the street. Ruth told Patty about a black trailer and cars in her cul-de-sac.

Long Range Planning: Jerry discussed replacing 5 mailboxes; \$1,500/mailbox installed. A motion was made to not exceed \$8,000 to replace 5 mailboxes by Jerry Martin, seconded by Rebecca Riley and approved. Jerry will contact Mitch Marrott on replacing the mailboxes and to have Mitch contact Jodi to work with her on contacting homeowners who will be impacted with the new mailboxes. An updated motion was made on 10/29/2021 to purchase 10 mailboxes, \$27,000, as cost of mailboxes has risen significantly and cost is expected to rise even further; 5 to be installed this year and 5 to be installed in 2022 by Jerry Martin, seconded by Andrew Riley and carried.

Secretary Report: Emma Mercado was not here for the Secretary report.

Financial Report: Ruth Beckmann said the financials are in order. The Board discussed Ruth's estimated expenses through the end of the year.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi reviewed the September action items.

New Business: The Board discussed the 2022 annual assessment. John told the Board Jodi, Ruth and John met to discuss the annual assessment and they believe the 2022 annual assessment should be raised about 5% from \$315 to \$325. A motion to approved the 2022 annual assessment of \$325 by Rebecca Riley, seconded by Jerry Martin and approved. John suggested having a sign for the yard of the month for the community. Rebecca said we can set up a place to nominate their favorite yard on the web site.

Meeting adjourned at 8:00 pm

Action Item List  
September 14, 2021

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase2
2. Long Range to meet - completed
3. Jerry to send the Board revised documents – on going
4. Emma to write thank you notes – on going
5. Jodi to update the Board on 47<sup>th</sup> Court – on going
6. John, Ruth and Jodi to meet to discuss 2022 annual assessment - completed
7. Emma to call Mr. Stevens on his box truck - completed
8. John to update the Board on Kim Ouren's lawsuit – on going
9. Jodi to post Board member vacancies in the December newsletter – on going

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