



Canyon Lakes Property Owners Association Board Meeting  
December 14, 2021

The meeting was called to order at 7:00 P.M. by John Scheer at the Villas clubhouse.

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

**Guests:** Duane Klotz, Glenn Gaboury, Karen Shelstead, Don & Sharon Larson, and David Zwart were all observing the meeting. Duane updated the board on the Canyon Lakes Water Company annual fee increases. He had handouts for the Board and reviewed the Summary of Events with the Canyon Lakes Water Company and the Utilities and Transportation Commission.

**Meeting:**

Minutes from the monthly meeting held on November 9, 2021, were reviewed. A motion was made by Emma Mercado, seconded by Dave Ottley and approved.

Financial statements from November 2021 were reviewed. A motion was made to approve the financials by Dave Ottley, seconded by Emma Mercado, and carried. Jerry asked about the mailboxes expenditures as Capital Expense vs. Long Range Planning Expense.

President's Report: John Scheer gave the President's report. John told the Board it has been pretty quiet lately. John updated the Board on the lawsuit with Kim Ouren. Craig Walker said Brett will file a motion for default this week and will keep the board updated on the next steps. John explained to the visitors what the lawsuit was about and answered their questions.

ARC Report: Jerry Martin gave the ARC report. Jerry told the Board the ARC had 2 meetings in November and the applications were all very routine. The ARC reviewed the ARC Guidelines on the 4<sup>th</sup> Tuesday meeting. Jerry had an item for discussion:

1. Jerry told the Board the 10 mailboxes have been received and will be installed on January 7, 2022 by Mitch Marrott.

Landscape Report: John Scheer gave the landscaping report. A motion on 12/ 7/2021 was made to have Brashear Electric replace the vandalized monument light fixtures up to \$7000 by Reid Klei, seconded by John Scheer and carried. Dave Ottley will look into the cost for the anti-graffiti process on the masonry wall.

CC&R Report: Patty was not in attendance and Emma Mercado gave the CC&R report. Emma said it has been slow with violations in the community.

Long Range Planning: Jerry did not have any items to report. Dave Ottley asked to have additional solar lights at the mailboxes be added to the Long-Range Planning.

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

Financial Report: Ruth Beckmann gave the Treasurer's report. Ruth said the financials are in order.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi reviewed the November action items. Jodi told the board the 2022 annual assessments are going to the printers as well as the December newsletter. Jodi will begin preparing the change over from 2021 to 2022.

New Business: Dave asked about the liability to CLPOA if there is an issue with the sidewalk snow removal. Dave asked if the Landscaping Committee could look into this issue; John agreed to look into snow removal on the sidewalks where CLPOA has common areas. John mentioned that we do have open Board positions. A motion was made to ratify the 2022 budget by Dave Ottley, seconded by Jerry Martin and carried.

Meeting adjourned at 8:30 pm

#### November 9, 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 – review and comment by November 29 - completed
3. Emma to write thank you notes – on going
4. Jodi to update the Board on 47<sup>th</sup> Court – on going
5. John to update the Board on Kim Ouren's lawsuit – on going
6. Jodi to post Board member vacancies in the December newsletter – on going
7. Jodi, Emma, and Patty to meet to review R&R - completed
8. Long Range Planning to review solar lights at mailboxes – on going
9. John to look at replacing a light fixture in Loden Greens monument – on going

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2. Emma to write thank you notes
3. Jodi to update the Board on 47<sup>th</sup> Court
4. John to update the Board on Kim Ouren's lawsuit
5. Long Range Planning to review solar lights at mailboxes
6. Dave to speak with Todd Sprong on anti-graffiti process
7. John to look into snow removal on CLPOA sidewalks
8. Jodi to add solar lights at mailboxes to Long Range Planning
9. Board continue to review revised master documents