



Canyon Lakes Property Owners Association Board Meeting
January 11, 2022

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

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

Guests: Glenn Gaboury, Villas President, Jerry Campbell, Dave Holden, Steve Lee, and Matt & LeAnne Purcell were all observing the meeting. The Board introduced themselves and John gave a description of what is required to be a Board member and the various Board committees.

Meeting:

Minutes from the monthly meeting held on December 14, 2021, were reviewed. A motion was made to approve the December minutes by Emma Mercado, seconded by Dave Ottley and approved.

Financial statements from December 2021 were reviewed. A motion was made to approve the financials by Emma Mercado, seconded by Patty Aoyama, and carried. Jerry asked if the 2021 left over funds will be put into long range planning account.

President's Report: John Scheer gave the President's report. John told the Board the biggest issue these past few weeks is sidewalk snow removal; particularly the "Canyon Lakes Loop". The issue John said is who is responsible for the snow removal; the Board agreed it is the property owners that are responsible for their sidewalk maintenance. The Canyon Lakes Loop sidewalks are owned by the following people; CLPOA residents, a large part is owned by Canyon Lakes Golf Course, a small amount is owned by the Retirement Community, and a small portion is owned by CLPOA. Dave said if we remove the snow on any of the sidewalks not owned by CLPOA, then the Board takes responsibility and liability. John also added that we have Common Areas all over Canyon Lakes and it is a slippery slope; where does snow removal start and where does snow removal end. John said Heritage told him the cost for the 3mile loop is \$800/time. Matt Purcell suggested having Heritage do snow removal on the walkway around the Volunteer Park for winter walking. A motion was made to provide snow removal on the Volunteer Park walkway by Andrew Riley, seconded by Chris Winkley and carried. A motion was made to include an article in the newsletter that explains homeowners' responsibility for maintaining their sidewalks per City of Kennewick Code Enforcement by Dave Ottley, seconded by Emma Mercado and carried. Dave Ottley offered to write the letter with Matt Purcell's input. Emma and Dave suggested having an annual survey asking homeowners their priorities for the Canyon Lakes Community and provide the results in the newsletters. Matt suggested setting up a scan using Monkey Survey in the newsletters for the survey; Rebecca will help Jodi with this.

ARC Report: Jerry Martin gave the ARC report. Jerry told the Board it was the shortest report on record. The ARC has been revising the ARC Guidelines.

Landscape Report: John Scheer gave the landscaping report. John and Reid said Brashear's was hired to replace the damaged light fixtures. Dave said a branch was down due to the wind storm at the entrance of the Villas.

CC&R Report: Patty Aoyama and Emma Mercado gave the CC&R report. Patty and Emma explained how the CC&R committee functions to the visitors.

Long Range Planning: Andrew and Rebecca Riley gave the Long-Range Planning report. They said the monument sign has been on hold due to Covid. Andrew will look into quotes for playground equipment at the Volunteer Park. Dave asked to include in the long-range projects anti-graffiti chemical on the masonry walls, Dave will get a bid for it. Jodi to meet monthly with the long-range planning committee.

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 told the Board she completed the 2022 assessments mailing, the December newsletter, the 2022 annual meeting mailing, taxes for 4th quarter/yearly need to be completed, and all files were transferred over from 2021 to 2022.

New Business: None

Meeting adjourned at 8:30 pm

Action Items
December 14, 2021

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase2
2. Jodi to update the Board on 47th Court – on going
3. John to update the Board on Kim Ouren's lawsuit – on going
4. Long Range Planning to review solar lights at mailboxes – on going
5. Dave to speak with Todd Sprong on anti-graffiti process - completed
6. John to look into snow removal on CLPOA sidewalks - completed
7. Jodi to add solar lights at mailboxes to Long Range Planning - completed
8. Board continues to review revised master documents – on going

Action Items
January 11, 2022

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase2
2. Emma to write thank you notes
3. Jodi to update the Board on 47th Court
4. John to update the Board on Kim Ouren's lawsuit
5. Long Range Planning to review solar lights at mailboxes
6. Board continues to review revised master documents
7. Dave Ottley snow removal article for March newsletter