



Canyon Lakes Property Owners Association Board Meeting  
March 8, 2022

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

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

**Guests:** Gary Hall, Glenn Gaboury and Todd Sprong was all observing the meeting. Todd is waiting on information on the process for removing graffiti off the masonry wall. Once Todd gets the information, he will bring a bid to the next Board meeting. Todd had a couple items to share: 1. Need for the website to be more interactive with homeowners 2. Snow removal along Canyon Lakes loop he said is the property owner's responsibility and this information should be put on web site so homeowners are aware 3. HOA email addresses are needed 4. Sidewalks – repair is needed on CLD, in front of the CLGC property 5. Communication needs to be improved with homeowners; possibly interactive links on website to file a complaint or ask a question 6. Continue to improve CLPOA Common Area landscaping. Todd thanked the Board for all their work and said he is proud to live in Canyon Lakes and understands it takes work on the Boards' part to keep CL a premier community.

**Meeting:**

Minutes from the monthly meeting held on February 8 2022, were reviewed. A motion was made to approve the February minutes by Dave Ottley, seconded by Emma Mercado and approved. Jodi thanked Emma for taking minutes for her at the meeting.

Financial statements from February 8, 2022 were reviewed. A motion was made to approve the financials by Chris Winkley, seconded by Dave Ottley and carried.

President's Report: John Scheer gave the President's report. John and Jodi approved the letter Craig Walker sent to Ron Asmus's lawyer about the 47<sup>th</sup> Court annexation. Craig told Ron's lawyer to call him and discuss the situation and encouraged them to following the proper channels for annexation. Jodi also said Craig had spoken to the developer on Union Street and said the developer is not interested in the 6 homes being part of the Canyon Lakes HOA.

ARC Report: Dave Ottley gave the ARC report. The ARC had few applications in the last 2 weeks; all were completed except one application is still pending.

Landscape Report: John Scheer gave the landscaping report. John asked if Jodi had heard any news from Reid on the monument signs. Jodi will email Reid to ask if he has had time to review. John said another tree died on S. Olson Street and Top Tree will removed it this week.

CC&R Report: Emma Mercado gave the CC&R report. Jodi and Patty sent out 2 certified letters to Pack and Snyder today. Emma said things will get busy once spring comes.

Long Range Planning: Rebecca Riley was not in attendance at the meeting. The Board would like another survey sent to residents to see where the funds for the long-range planning account should be spent,

especially in the Volunteer Park. The Board would like the survey link on the website and the link posted in the March newsletter. John asked if the Board could have input on what needs to be included in the survey. Dave Holden will speak with Bill McKay, Mayor of Kennewick, to see if he has any funds for the City Park and will email the Board a list of possible items for the survey.

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. Ruth discussed the financials left over from 2021. A motion was made to transfer \$36,111. 71 from the Assessment Account to the Long-Range Account by Ruth Beckmann, seconded by Chris Winkley and carried.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi told the Board the discount annual assessments were due March 1, 2022.

New Business: Jerry Martin told Jodi that the traffic meeting will be held on March 10, 2022 at 8:30 am. A motion was made to establish an ad hoc traffic committee by Dave Ottley, seconded by Chris Winkley and carried. Dave O. will write an article for the March newsletter. Glenn Gaboury told the Board Gary Hall is the new Villas President. Glenn and Gary spoke with KID last week; KID informed the Villas that the Villas are responsible for all the easements/roads/sidewalks/culverts that KID has done damaged to while lining the canal through the golf course. Glenn asked to have Villas arborvitae trimming to be included in 2022 landscaping budget and asked to meet with John on Villas Common Areas.

Meeting adjourned at 8:28 pm

Action Items  
January 11, 2022

1. Jerry to contact City of Kennewick traffic commission for details on their next meeting – Phase2 - completed
2. Jodi to update the Board on 47<sup>th</sup> 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. Board continues to review revised master documents – on going
6. Dave Ottley snow removal article for March newsletter - completed

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1. Board on 47<sup>th</sup> Court
2. John to update the Board on Kim Ouren's lawsuit
3. Long Range Planning to review solar lights at mailboxes
4. Board continues to review revised master documents
5. Dave O. to write newsletter article for traffic committee

6. Jodi to talk with website developer
7. John to talk with Glenn on Villas Common Areas
8. Dave H. to give list of Volunteer Park items