



Canyon Lakes Property Owners Association Board Meeting
April 12, 2022

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

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

Guests: Lyle Kensler, Glenn Gaboury, Will Speer, and Victoria Kyle was all observing the meeting.

Meeting:

Minutes from the monthly meeting held on March 8, 2022, were reviewed. A motion was made to approve the March minutes by Emma Mercado, seconded by Chris Winkley, and approved.

Financial statements from March 2022 were reviewed. A motion was made to approve the financials by Emma Mercado, seconded by Dave Ottley, and carried.

President's Report: John Scheer gave the President's report. John spoke with Karen, Canyon Lakes homeowner, asking her if she is still interested in becoming a board member. John invited her to attend our next meeting. Chris asked what is the process for obtaining new board members and John explained how the process works. Dave asked for an update on the open issues with our lawyer, Craig Walker. Jodi read an email from Bret on the Kim Ouren lawsuit. John spoke about the email Craig Walker sent to a homeowner.

ARC Report: Dave Ottley gave the ARC report. The ARC had 7 applications in the last month; all were completed, 14 projects are underway, and 2 applications were denied, however, 1 was revised and is now approved and the other one will re-apply. Jodi will send a letter requesting an application be submitted to a homeowner for a pergola that is being built without approval. Dave asked about the CCR's review that Craig is reviewing; Jodi will send an email to Craig asking for an update on his review of the CCR's. A motion was made to appoint Jerry Campbell on the ARC by Emma Mercado, seconded by Chris Winkley and carried. Dave told the board that the ARC voted Dave Ottley as the ARC chairman. A motion was made to approve the ARC Guidelines that were submitted electronically April 8, 2022 by Dave Ottley, seconded by Chris Winkley, and carried. Dave spoke about paint colors and the challenges it has brought to the ARC for years. Dave discussed the new paint application that the ARC devised and will be available on your website for submission. Dave told the board the paint colors that are approved will be posted on the website as well.

Landscape Report: John Scheer gave the landscaping report. John and Jodi met with Heritage Landscaping, Andrew Mendenhall, and discussed the 2022 contract, our expectations, and concerns. John spoke about a call he received from the City of Kennewick that asked about the trees we removed along 27th Avenue. Per the City ordinance, CLPOA will be expected to plant new trees along 27th Avenue. John asked Heritage to give some tree options that will not affect the new masonry wall. John met with Gary Hall, Villas President, about trimming and shaping the Villas arborvitae. John will research this further and get the trees trimmed. John told the board KID will fill the irrigation canals by end of April.

Dave Holden told John about the branches that were broken off in CLPOA common areas from the April snow.

CC&R Report: Patty Aoyama gave the CC&R report. Patty told the board there are 3 holiday lights still up on roofs and 2 certified letters were sent to Pack and Snyder for years of repeated violations. Emma talked about trash blown around the neighborhood from the high winds on trash day and said many trash cans have been left out on the street and visible from the roads in the neighborhood. John asked about the storage unit sitting in the driveway. Patty said it is not a violation if on the driveway and is a temporary storage.

Long Range Planning: Rebecca Riley gave the Long-Range report. Rebecca told the board she and Jodi met to discuss the survey and said based on numerous board emails, the survey was on hold until the April meeting. Dave Holden spoke about the need for a survey to get homeowners to input about the community; the last survey was done in 2016. Dave gave a draft handout of a potential survey to the board for review and suggested the Long-Range Committee (Dave offered to help) meet to come up with a survey for residents. Chris thanked Dave for the draft of the survey and agreed that a survey committee is needed. Chris, Patty, Dave, Patty, and Emma offered to be on the committee with Rebecca. The committee will be meeting on Tuesday, April 12, 2022, at 6:00 pm at the Canyon Lakes Golf Course.

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

Financial Report: Ruth Beckmann was unable to attend the meeting but included her report in the board packets.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi told the Board the 2022 annual assessments were due April 1, 2022. Jodi will send out late assessment letters to those who have not paid. Dave Ottley asked about the Board's response to comments presented by Todd Sprong at the March 8th Board meeting. Jodi shared that she closed the loop with Todd after that meeting, thanking him for presenting to the Board.

New Business: Jodi told the board she will notify the property owner if anyone calls the office to complain about sidewalk issues. Patty said there is a speed radar sign is that broken; Jodi told the board the City of Kennewick will be working with CLPOA to fix and maintain the speed radar signs. Lyle spoke about traffic being worse now and we can't control the speed as the city owns the streets. Lyle also said people do not stop at stop signs. John asked for a board member to head up the ad hoc committee for the traffic and Dave Holden offered.

Meeting adjourned at 8:33 pm

Action Items
March 8, 2022

1. Board on 47th Court – on going
2. John to update the Board on Kim Ouren's lawsuit – on going
3. Long Range Planning to review solar lights at mailboxes – on going
4. Board continues to review revised master documents – on going
5. Jodi to talk with website developer – on going
6. John to talk with Glenn on Villas Common Areas - completed

7. Dave H. to give list of Volunteer Park items – on going

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