



Canyon Lakes Property Owners Association Board Meeting
May 10, 2022

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

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

Guests: Karen Shelstad, 3910 S. Morain Loop, was observing the meeting. A motion was made to appoint Karen Shelstad as a board member by Chris Winkley, seconded by Rebecca Riley, and carried.

Meeting:

Minutes from the monthly meeting held on April 12, 2022, were reviewed. A motion was made to approve the April minutes by Emma Mercado, seconded by Patty Aoyama, and approved.

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

President's Report: John Scheer gave the President's report. John told the board he and Jodi met with Craig Walker to review the CCR's updates and are close to completion. Bret, Craig's associate, met Jodi and John to discuss the Ouren lawsuit. Bret said he is moving forward with the RV parking violation, not the sign violation as there is plenty of documentation of photos showing date stamps of Ms. Ouren's RV. John said the homeowner of the green box truck in Loden Greens has not parked his box truck in the neighborhood. John thanked the board for meeting early to celebrate Jerry Martin's retiring from the board. A gift certificate to Flower Farm and a plaque for the Volunteer Park were given to Jerry for his many years of service.

ARC Report: Dave Ottley gave the ARC report. The ARC had 10 applications in the last month; all were complete, 16 projects are underway, and 2 applications were denied, however, and one will re-apply. Dave said he noticed a house on Reed Court that is being painted without an application, Patty dropped off an application to the homeowner, but Jodi has not received it. Dave spoke with the homeowner with the painted black stone who told Dave he has had numerous people tell him the black stone looks amazing and he's happy with it. Dave said it was a gentleman's agreement of the painted stone. The ARC agreed that all applications must follow the ARC Guidelines and no deviations from them. The ARC and Jodi met at Chris's house to discuss the future of the committee. The new paint form, updated ARC Guidelines, and updated form 2 are up and running on the website.

Landscape Report: John Scheer gave the landscaping report. John told the board about the following issues:

1. Heritage Landscaping fixed the drain at Mandy Hancock's that drains into the water basin in The Greens.
2. There are some irrigation breaks now that water is on and Heritage has been able to resolve the irrigation systems that needed repair.
3. The Villas arborvitae has been trimmed to John's satisfaction and 2 of the dead arborvitae have been removed.

4. John said we have had 3 trees die over the winter, they have been removed and will be replaced now that KID water is on.
5. John said Olson Court tree circle had a tree die and was removed. It will not be replaced.
6. John said Heritage will resod the areas where dead trees were removed last year.
7. Flowers are being planted in the Common Areas.
8. John said the Villas Common Area in the front of the clubhouse will have some vegetation planted so not so bare looking.
9. Dave Holden said the 49th Ave walkway needs to be checked for tumbleweeds.
10. Dave asked about the Villas entrance fence into the neighborhood that KID altered with the canal lining construction. John said he has not heard from the Villas and it is not a CLPOA issue.
11. Monument repair is needed at Loden Greens and Irby Street. John will ask Todd Sprong if he can fix them or if he has any suggestions on who could do repairs.
12. John spoke about the Common Areas that Zippy has dug into installing their fiber optics. John said Zippy's contract says they will return the property they worked on to its original look. Landscaping committee to monitor this issue.

CC&R Report: Patty Aoyama gave the CC&R report. Patty told the board there are many ongoing issues:

1. 3905 S. Olson Court, lot upkeep, working with painters and handyman to get the house up to standards.
2. 1 home still has Christmas lights up
3. Parking on the streets is not against our Rules, but many homeowners are angry if vehicles are on the streets.
4. Storage on trailers and RVs is becoming more of an issue with the onset of spring and summer.
5. 2 certified letters were sent, but no paperwork has been returned to Jodi.

Long Range Planning: Rebecca is stepping down as a board member effective immediately. She told the board that working full time has not allowed her the time she needs to commit to volunteering on the board. John thanked Rebecca for all her contributions to the board. Rebecca Riley gave the Long-Range report. Rebecca said the survey committee met to discuss how the survey should look. A motion was made to approve the survey that was submitted in the board packet by Chris Winkley, seconded by Patty Aoyama, and carried. Jodi will contact Invisible Ink to work with Chris on having the survey linked on the website for homeowners and will report to the board the cost of the survey link.

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

Financial Report: Ruth Beckmann gave the financial report. Ruth told the board the financials are all in order.

Manager's Report: Jodi Landefeld gave the Manager's report. Jodi told the Board the 2022 annual assessments were due April 1, 2022. Jodi sent out late assessment letters to those who have not paid and has been communicating with many homeowners on receiving their payments.

New Business: Dave Holden spoke about the Ad Hoc traffic committee that met with the community: Cary Roe, City of Kennewick Public Works director, Sorin Juster, City of Kennewick, Traffic director, and Bill McKay, mayor. Dave told the board about the meeting and acknowledged the city validated that Canyon Lakes has a speeding traffic issue. Patty handed out the presentation that Sorin gave reporting the traffic speed study he performed in Canyon Lakes. Dave explained some options for traffic calming

and said the city does not have the budget to fund any traffic calming for Canyon Lakes. Jerry asked if an off-duty police officer can be hired but John said they cannot write tickets. Dave said he was impressed with Cary Roe, saying that the city is willing to work with CLPOA on traffic calming. Dave said that the new developments in Kennewick are all working with the city to put traffic calming devices on the streets. Dave told the board this is not an easy decision and many things need to happen before any decisions are made. The Ad Hoc committee is meeting again tomorrow.

Meeting adjourned at 8:33 pm

Action Items
April 12, 2022

1. Board on 47th Court - ongoing
2. John to update the Board on Kim Ouren's lawsuit - ongoing
3. Long-Range Planning to review solar lights at mailboxes - ongoing
4. Board continues to review revised master documents – ongoing
5. Jodi to talk with website developer for ARC – completed
6. Dave H. to give the list of Volunteer Park items - completed

Action Items
May 10, 2022

1. Jodi to see how many people are checking the website – May 20, 2022
2. John to contact Todd by Friday, May 13, 2022, to get suggestions on monument repairs
3. Jodi to email the board cost of the survey put on the website
4. Jodi to meet with Karen for new board member training – before the June meeting
5. Jodi to let Heritage know to check the 49th Ave walkway – Friday, May 13
6. Board on 47th Court
7. John to update the Board on Kim Ouren's lawsuit - continuous
8. Long-Range Planning to review solar lights at mailboxes
9. Board continues to review revised master documents - continuous
10. Jodi to contact Invisible ink on the link for the survey – on May 13