



Canyon Lakes Property Owners Association Board Meeting
June 14, 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, Reid Klei, Emma Mercado, Dave Ottley, John Scheer, Chris Winkley, and Jodi Landefeld. Not in attendance: Dave Holden and Karen Shelstad

Guests: Glenn Gaboury, Mr. & Mrs. Edwards, and Mr. & Mrs. Stottlemire were observing the meeting.

Meeting:

Minutes from the monthly meeting held on May 10, 2022, were reviewed. A motion was made to approve the May minutes by Emma Mercado, seconded by Patty Aoyama, and approved.

Financial statements from May 2022 were reviewed. A motion was made to approve the financials by Chris Winkley, seconded by Patty Aoyama, and carried.

President's Report: John Scheer gave the President's report. John said the Ouren lawsuit is still pending and no news from our attorney's office.

ARC Report: Dave Ottley gave the ARC report. Dave said he in error did not submit an ARC report and wants to update his report to look more like the CCR report. The ARC has had 12 applications since our last meeting. Dave gave an update on Warren; the driveway was approved, and the fence was not approved. Mr. Warren said he got an exemption from the City allowing his fence to be set to the sidewalk. Mr. Warren asked to have a meeting with Dave and the city to talk about the exemption, but no meeting has been set. Dave indicated the neighbors said a shed was going to be installed, however, no additional application has been submitted at this time for a fence or a shed.

Landscape Report: John Scheer gave the landscaping report. John told the board the city is demanding we replace 51 trees along 27th Avenue. John said he has obtained 1 bid from Heritage Landscaping and will get 2 more bids per the CLPOA procurement policy. Chris suggested including in the bid that the company will be responsible for the irrigation system for the project. Chris asked what the height of the trees are. John asked the board to report any dead items in the common areas. John will find a handyman to fix the Loden Greens and Irby Street monument signs. Emma said the common area in Canyon Lakes #9 is always well maintained.

CC&R Report: Patty Aoyama gave the CC&R report. Patty told the guests how the CCR committee works. Patty said there are many ongoing issues:

1. Weeds in lawn and weeds in curbs and sidewalks
2. Trash cans
3. Storage
4. Parking

Chris explained to the guests that about 1% of the homeowners are in violation and most of the residents are abiding by the rules. Jodi told the board she has gotten 2 calls from homeowners about 2 dogs off-leash attacking them. Jodi told them to call Animal Control. A few board members mentioned

there was a post on the community FaceBook page about a dog off-leash attaching another dog and the comments said to call Animal Control as well.

Long Range Planning: Karen Shelstad was not in attendance. Jodi told the board the survey was mailed and is live on the website. Jodi said the surveys are due by July 30, 2022, and will report the finding at the August board meeting.

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 sent out late assessment letters to those who have not paid and has been communicating with many homeowners on receiving their payments. Jodi reviewed the action items.

New Business: John spoke about traffic calming to the guests and explained the ad hoc committee is working with the city to determine what is needed. Jodi read Dave Holden's, chairman of the ad hoc committee, email for his report. Jodi spoke about the June newsletter. The June newsletter will include an article on the updated ARC Paint Guidelines and will include an insert of the new paint form. The CCR will write an article about the upkeep of yards and fencing. Emma suggested a reminder to have residents fill out the survey, and an article on the CLPOA website.

Meeting adjourned at 8:18 pm

Action Items May 10, 2022

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

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7. Board continues to review revised master documents – complete; Craig Walker review
8. Jodi to complete June newsletter – June 30, 2022
9. John to obtain 2 bids for 51 trees on 27th Avenue