



Canyon Lakes Property Owners Association Board Meeting
July 12, 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, Reid Klei, Emma Mercado, Dave Ottley, John Scheer, Karen Shelstad, Chris Winkley, and Jodi Landefeld.

Guests: Craig Liebler, Mark Reis, Anita & Dale Hubersberger, Phillip Taylor, Glenn Gaboury, Gary Hall, Marilyn Stottlemire, Mary Edwards, and Paul Parish are all here observing the meeting. Mark Reis is interested in becoming a board member. Craig Liebler, Villa's resident, acting on his own, not as a Villas board member gave a presentation and a handout to the board. Craig is asking the board to review his handout on the history of the Villas and the CCRs; he would like to discuss this further once the board has time to review his documents. Chris asked what is his goal; Craig said he wants to get to the bottom of the situation between CLPOA and the Villas especially the street lights and the roads. Craig said the tension between the Villas and CLPOA is historic; Jerry asked to give examples of the tensions. Gary Hall thanked the board for trimming the arborvitae in the Villas. Glenn thanked Jodi for contacting Heritage to turn off the sprinklers when the Villas are having their roads seal coated.

Meeting:

Minutes from the monthly meeting held on June 14, 2022, were reviewed. A motion was made to approve the June minutes by Emma Mercado, seconded by Patty Aoyama, and approved.

Financial statements from June 2022 were reviewed. A motion was made to approve the financials by Emma Mercado, seconded by Chris Winkley, and carried.

President's Report: John Scheer gave the President's report. John asked if anyone had any questions about his report included in the board packets; there were no questions.

ARC Report: Dave Ottley gave the ARC report. Dave gave the ARC report. Dave told the board Mr. Warren's boat is visible from the street after Dave specifically told Mr. Warren his boat would be in violation if seen from the street behind his fence. A visitor said a line of vision study needs to be done on Mr. Warren's boat. Dave said he turned the issue over to the CCR as it is not an ARC issue any longer. John asked Patty to let the visitors know the process for violation notification. Dave spoke about the discussion with Mr. Warren about the fence application, which Mr. Warren is not going to install. Dave said he then spoke with Mr. Warren about the hedges and line-on vision impeding the driver's vision. Dave explained this again is a CCR issue, not an ARC issue. Ruth asked about a yellow house that has an ARC sign in the front yard; the ARC said the sign is in place for a different project the homeowner is doing not a paint project. Dave explained an issue the ARC is having with a homeowner using plywood for a fence. There is a history between the 2 properties and Dave asked the board if they approve of having John forward the issue to Craig Walker and the board agreed.

Landscape Report: John Scheer gave the landscaping report. John told the board he received 2 bids for the trees along 27th Avenue from Heritage Landscaping for \$24,693 and Gamache for \$29,006. The bids are for the 51 trees, 40' apart along 27th Avenue. A motion was made to approve the bid from Heritage

Landscaping to install 51 trees, Ruby Sunset Maple, 40' apart including edging, weed barrier fabric, and basalt rock in rings by Chris Winkley, seconded by Dave Ottley, and carried. Some of the visitors expressed concern about the trees buckling the sidewalks as well as the trees being too closely planted together. John will meet with the City to bring up these issues. John received confirmation from the city that the trees need to be planted 40' apart.

CC&R Report: Patty Aoyama gave the CC&R report. Patty told the board there are many boats and trailers parked in the neighborhood. Dave Ottley said Cascade Natural Gas is rerouting traffic as they connect 2 lines in Canyon Lakes. Patty said an RV in The Greens has been in violation for years and the CCR will be contacting our lawyer to send a letter.

Long Range Planning: Karen Shelstad and Reid Keil will meet with Jodi to discuss long-range planning.

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. Jodi discussed the survey results that have been coming in. Jodi is going on vacation for a week and will be out of cell service for much of the vacation.

New Business: Dave Holden spoke about working with the city and the ad hoc traffic committee on traffic calming in Canyon Lakes. Dave said the city will be working with the committee in September as traffic is calmer in the summer when schools are on summer break. Dave said there have only been 2 accidents in the community; however, Dave said safety is his main concern for slowing traffic in the community. Dave emphasized that the data will drive the committee's recommendations. Mr. Parish said the committee will have to have all the documentation in place when proposing the traffic calming measures to the city to get approval and to ask the city to pay for the traffic calming. Mr. Parish recommended roundabouts for traffic calming as speed humps could cause another issue with the noise of cars going over the humps as well as the noise from traffic slowing down and speeding up. Dave said he is hoping to have the models and cost projections from the city available for the September board meeting. Dave said Canyon Lakes Drive is on the list of one of three roads that are a concern for the city. Dave ended with the discussion he had with KPD and the presence of patrols in Canyon Lakes saying, unfortunately, KPD is very understaffed at this time and not able to provide a large police presence in the community. Mark Reis is interested in becoming a board member. He gave some background on himself and his interest in becoming a board member. A motion was made to approve Mark Reis as a board member by Chris Winkley, seconded by Patty Aoyama, and carried.

Meeting adjourned at 8:5 pm

Action Items
July 12, 2022

1. Jodi to see how many people are checking the website – Give report at August meeting
2. John to contact Todd by Friday, May 13, 2022, to get suggestions on monument repairs

3. Jodi to meet with Karen for new board member training – before the August meeting
4. Board on 47th Court – Craig Walker to contact Asmus lawyer – August meeting update
5. John to update the Board on Kim Ouren’s lawsuit – Bret to give John updated; Bret was emailed – not sure if he responded to John 7/19/2022
6. Long-Range Planning to review solar lights at mailboxes
7. Board continues to review revised master documents – Craig Walker to review – we are under his timeline
8. Jodi to meet with Reid and Karen on long-range planning – week of July 25
9. John to contact Craig Walker on the plywood fencing issue – July 2022