

Thursday May 30<sup>th</sup> 2019

Canyon Ranch HOA meeting

Benton PUD Auditorium

2721 W. 10<sup>th</sup> Ave.

Kennewick, WA

Board Members present:

Ben Murphy, Doug Dufault, and Lena Garza. Ben Anderson is absent

First discussion is on the budget: announced higher # of lots being recorded and new landscape company resulting in lowering the dues from \$181 to \$134.

Ben went through each item on the budget and explained what each is for.

Doug Dufault took a vote to pass the budget and it was approved.

Developer notes: Discussed an update and clean up will be done for the old farm house. Cloudfelter by stone wall will have a common area, we discussed weed issues there being addressed soon.

A home owner brought up tree trimming, one of the trees on Ridgline and Fescue is a view obstruction and wants it addressed.

No old business brought up

New Business: homeowner asked about the cell tower. Unknown time frame to see that removed.

Home owner wants weeds from cell tower lot maintained.

Homeowner asked if farm house and shop will eventually be removed. Ben said that is up in the air.

Home owner in new phase is having issues with his address being recorded and tied to the assessors site. He received no mail from Dec til April.

1725 S. Dubary and Ben will help him get it resolved.

Motorized dirt bikes are running around new lots late at night and with out safety gear. Ben will get the address and serve a notice.

Home owner asked about rules for motorhomes on the street.

Ben stated CCR says must be stored off site, but Ben typically gives a couple days grace for them to load and unload. Home owners stated it has been parked for 8 days.

Homeowner asked about a sidewalk from Canyon Ranch to the Circle K.

Asked if we could put in a friendly request not to park cars on street if room in driveway.

Home owners asked about sprinklers on farm house in encroaching on neighbors' lot.

Homeowner asked if 18<sup>th</sup> Pl sign can switch yield sign switch to a stop sign, it's becoming a safety issue since people don't yield.

Home owner Request a set date to remove Christmas lights in the newsletter.

H.O. asked when the developer will fully turnover the HOA to home owners.

Ben stated it will happen one final house sold.

H.O. asked about the rules about dogs off a leash. Be said they need to be on leash if they are off their property.

Doug asked if there are any people who would want to volunteer to join the HOA board.

Dj Lemak and Blythe Berger volunteered.