

Capitol City Golf Club Estates
Minutes of the Regular Monthly Meeting
January 19, 2017 @ Woodland Retirement Center

Board Members Present: Larry Dittloff, President; Darrelyn Nuesca, Vice President; Randy Luke, Treasurer; Ed Obie, Secretary; Lisa Greeley, Trustee; Jayne Bradley, Trustee; Christina Tremper, Trustee; Tom Lavack, Trustee (Absent)

Owners Present: Robert Ramey

Management Company: Heather Thomas and Marcus Stowell, Vantage Community Management

- I. **Call to Order** – President Larry Dittloff called the meeting to order at 6:29 PM.
- II. **Owners Comments** – Nothing to report.
- III. **Approval of December Minutes** – The Board reviewed the minutes from the December 22, 2016. **Darrelyn Nuesca made a motion to accept the December minutes. Randy Luke seconded. Motion Passed Unanimously.**
- IV. **Committee Reports** –
 - a) **Architectural** – Darrelyn Nuesca went over the Architectural Report; Darrelyn stated that the bylaws are convoluted on fence height and needs further clarification. Lot 334; Denied and must bring down fence height to meet standards or the owner can request a hearing.
 - b) **Compliance** – Larry Dittloff went over the Compliance Report; Larry stated that of the 420 lots, compliance issues have gone down to 22% from previously being at 27%. They have 38 first notice letters, 13 second notice letters, 6 third notice letters and 30 fourth notice letters out there.
 - c) **Roads/Signs** – Larry Dittloff went over the Roads/Signs Report; 4 storm drains are nonfunctioning. Larry has talked to PSE about converting lights to LED and they might be able to upgrade them free of charge. There are a few spots out there that will need repairs. Some areas of the road need to be swept.
 - d) **Welcome** – Nothing to report.
- V. **Treasurer’s Report** – Heather Thomas went over the Treasurer’s Report; **Jayne Bradley motioned to approve the December 2016 Financials. Lisa Greeley seconded. Motion Passed Unanimously. Darrelyn Nuesca motioned not to make a reserve funding until the end of the year. Lisa Greeley seconded. Motion Passed Unanimously.**
- VI. **Management Report** – Heather Thomas went over the Management Report; Rental Agreements; Heather is working on a binder for all rental agreements. Attorney; Bylaw Resolution Amendment is complete. Signs; Jayne Bradley stated that her husband would be able to complete the signs but was delayed due to family circumstances. Speed Bumps; Hogan is the next street to be painted. Trench at Golf Course; Heather forwarded the basin cleaning vendor to Steve, as he indicated to Larry the drains haven’t been cleaned. Lot 110; New windows are now installed.

- VII. **Old Business** – Attorney update; Please see Management Report section. Speed Bumps; Please see Committee Reports, Roads/Signs section.
- VIII. **New Business** – Fine Reversal Requests; Lot 121*344; **Randy Luke motioned to waive the \$50.00 fine. Lisa Greeley seconded. Motion Passed Unanimously.** Tom Lavack needs to be informed in writing that he is no longer President. Lot 121*407; **Darrellyn Nuesca motioned to reject the compliance fine request of \$150.00. Christina Tremper seconded. Motion Passed Unanimously.** Lot 121*336; **Darrellyn Nuesca motioned that they defer until the next Board meeting. Lisa Greeley seconded. Motion Passed Unanimously.** Trench at Golf Course; Please see Management Report section. Election of the Treasurer Position; **Lisa Greeley nominated Randy Luke for the Treasurers position. Darrellyn Nuesca seconded. Motion Passed Unanimously.** Committee Assignments; Christina Tremper is nominated for the ACC Committee. Randy Luke is nominated for Roads/Signs and volunteers for doing a newsletter to all the owners. Begin process of rewriting CC&R's & Bylaws; **Darrellyn Nuesca motioned to begin the process of rewriting CC&R's & Bylaws. Lisa Greeley seconded. Motion Passed Unanimously.**

Next Meeting – Thursday, February 16, 2017 @ Woodlands Retirement Center @ 6:30 PM.

Adjournment – Lisa Greeley motioned to adjourn the meeting; Jayne Bradley seconded. Motion Passed Unanimously. Meeting adjourned @ 9:01 PM.

Respectfully submitted,

Marcus Stowell, Vantage Community Management