

CAPITOL CITY GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Winter 2019



MEET BOARD MEMBER DARROL STEINER



Board of Trustees Member Darrol Steiner and his wife Cheryl moved to Capitol City Golf Club Estates (CCGCE) in 1996 and they said that they immediately found a caring community with some great people. Darrol also indicated that he really likes the recent improvements and appearance of the Capitol City area and he feels that is due, in part, to the attention to and work of the Board of Trustees by addressing the rules/regulations that are already established and working toward common community goals. Steiner said that if improving the appearance of our community is something that a CCGCE Lot Owner would like to get involved with that there are opportunities to serve on Committees or even the Board of our HOA.

Cheryl and Darrol are now both retired. Cheryl worked as an accountant at a Doctors office for many years and Darrol has a lifetime background of working directly with people. Initially as a Teacher, then Principal, and finally as an Assistant Superintendent of Schools. Darrol has received both his BA and Masters Degree from Central Washington University. Following that career (and not ready to just golf!) and always a teacher he was employed by Lacey Fire District Three and assisted the crew in dealing with community safety issues and emergency preparation for the next twelve years.

Mr. Steiner is still very active in serving several local community organizations. He has served on the Lacey Spring Fun Fair Committee for 26 years and served on the West Region Emergency Services and Trauma Care Council for better than 20 years. He also still provides training services for emergency care needs.

Membership Meeting Recap (Draft Minutes will be available soon.)

- **Larry Dittloff**, President of the Capitol City Golf Club Estates (CCGCE HOA) opened the annual Membership Meeting at the Jacob Smith House on November 15, 2018. There were 63 Lots in attendance and proxies which was more than the 42 lots required by the Bylaws to be a lawful meeting. Highlights of his report included:

- VIS Group, Inc., was hired as our management company and it has proved to be a very good one as there is now better financial reporting, vastly improved response time to member inquiries, accuracy in record keeping, and the digitizing of all of the CCGCE HOA records.
- The Association was able to live within it's 2018 Operating Budget and it will be able to return about \$10,000 to the Reserve Fund of excess funds at the end of the current fiscal year.
- All catch basins were cleaned and pumped in January by Flo Hawks.
- All new distinctive street signs were installed in 2018.
- All mail boxes were cleaned in 2018.
- All streets were swept in in June of 2018.
- Annual Garage Sale in June of 2018 was successfully completed with a slight decrease in participation.
- A sink hole at Armour and 65th was repaired in October of 2018.
- All 4 miles of CCGCE streets were completely surveyed by David Luhr and Randy Luke in the Summer of 2018.

David Luhr is a resident of CCGCE and has recently retired as Supervisor of the Pavement Division for the Washington State Department of Transportation (WSDOT). David had management responsibilities for over 18,500 miles of state highways as to their condition, maintenance and replacement. David stated that there are necessary repairs (\$25,000 worth of work) which include crack filling and repair of delaminated streets. That work is not an immediate need, but it should be completed in 2019. Otherwise the street pavement is in good condition. The streets will need a chip seal overlay in about five years or about 2023. Chip seals are the most cost efficient and the most durable with WSDOT now doing that rather than paving.

It was noted by the President that neither the City or the County will take over the maintenance of the streets of CCGCE unless they are brought up to current standards which would be an enormous cost to the association. CCGCE is in the Urban Growth Area so the streets would have to meet current City of Lacey standards.

The Enforcement/Compliance Committee headed up by **Ed Obie** and assisted by **Darrol Steiner and Larry Dittloff** conducted 12 formal inspections with VIS of the CCGCE and numerous informal ones. The result is that the community is definitely looking better according to many outside observers. It was noted that the Board and this Committee function within the Revised Code of Washington (RCW) and endeavor to be consistent, fair, non-arbitrary and compassionate in its approach.

The Architectural Control Committee (ACC) headed up by **Darrellyn Nuesca** and assisted by **Jayne Bradley and Christina Tremper** reviewed in excess of 120 ACC Applications for improvements to homes. The Committees objective was to review and respond to applicants within three (3) business days. That goal in 2018 was met approximately 75% of the time. 93% of the ACC Applications were approved as submitted.

The Neighborhood Watch Committee headed by **Gabriel Robinson** has been active throughout the year. The Thurston County Sheriff has been observed issuing speeding tickets. Three signs have been vandalized and replaced or repaired by the Association. A Drug House is currently under scrutiny by the Sheriff Department. Beginning in 2018 there were two abandoned houses that were owned by banks. The Board reported that through their combined efforts with the Association's Attorney, Barker Martin of Seattle, they were able to get one of the houses sold and is currently being renovated. The other bank owned residence will hopefully be sold and renovated in 2019.

Randy Luke, the Association's Treasurer, gave a detailed report of the Association's financial picture. Luke emphasized that there is a need to build up the Association's Reserves as indicated in a required RCW study that said that the Association is dramatically underfunded to meet basic future requirements with the chief one being the resurfacing of our streets which will cost approximately \$500,000 in 2023. CCGCE is now on the low end of dues/assessments for an association of our size (419 Lots). Increasing the dues by \$100 per year at this time will pay for necessary street repairs in 2019 and start to build the Reserve Fund to meet requirements in the future. If we do not do this now we could face a special per lot assessment for costs in the future. That assessment could be as high as \$1,000 a lot in 2023. The Membership approved by a voice vote the Operating Budget for 2019 of \$143,260.

Ad Hoc Group on the re-write of CCR's(Declarations) and By Laws

A group of 4 Trustees and 2 Association Members worked on re-writing the CCR's and Bylaws for over two years. That group also worked closely with its Attorney Barker Martin in presenting a DRAFT copy to the Membership for consideration and review. These documents in a less refined state had been presented to the Membership for review and input in the Summer of 2017. One Committee Member even went door-to-door contacting approximately 35 homeowners for input. After a discussion it was decided by the President that the DRAFT needed more input by the Membership and that there needed to be some revisions.

After the meeting, a plan was formulated to hold a meeting at VIS early in 2019, at a date yet to be determined, to seek further input and thought from the Membership. After that process the documents will go back to the Ad Hoc Committee for review and revisions. Then the full Board of Trustees will analyze the documents and determine if they are to be put before the full Membership. It is likely that the revised documents will be mailed out to the Membership in the Spring for a final vote. It is anticipated that it may take upwards to six months to gain the necessary ballots to determine whether the re-written CCR's and Bylaws pass or fail. In the interim the Association will continue to live by the 2005 CCR's and Bylaws.

- **Objectives for 2019:**

Repair the streets, repaint speed bumps, street sweeping, clean catch basins and mail boxes. Passage of new CCR's and Bylaws, build up Reserve Fund and Live within our budget.

ELECTION OF BOARD OF TRUSTEES

Due to resignations and Board members deciding not to run for another term there were currently seven Board of Trustees positions that were open: **Randy Luke, Ed Obie, David Luhr, John Leo , Kevin Rae, and Mathew Mueller** were elected by the Membership to fill vacancies of the Board of Trustees with length of terms to be decided at the Board's December meeting. **Darrol Steiner** and **Larry Dittloff** will continue on the Board filling the last two years of their terms.

Committee Members: Darrelyn Nuesca, Naomi Obie, Joanne Redmond, Gabriel Robinson. Maureen Mead, Website and Pam Dittloff, Newsletter.

UPCOMING MEETINGS:

Board of Trustees: January 17 and February 21, 2019.

CCR's and ByLaws Review: TBA