

**Capitol City Golf Club Estates**  
Board of Trustees Meeting  
October 26, 2017  
Woodland Retirement Center

**Board Members:** Larry Dittloff, President; Darrelyn Nuesca, Vice President; Randy Luke, Treasurer; Lisa Greeley, Trustee; Tom LaVack, Trustee; Ed Obie, Secretary; Christina Tremper, Trustee

**Owners Present:** JoAnne Redmond

**Management Company:** Heather Thomas and Mallery Brown, Vantage Community Management

**Open Owner Forum:**

JoAnne Redmond asked the Board of Trustees if they were going to discuss the CC&R's? Larry Dittloff answered that they will be discussing general information that the attorney provided. JoAnne raised the questions why aren't the Board Meeting Minutes on the website since June 2017? Board will discuss with Maureen Mead, as she is in charge of the HOA website. JoAnne also said the Agenda's font on the website is too small. Larry Dittloff will discuss with the webmaster.

**Call to Order:** President, Larry Dittloff called the meeting to order at 6:05PM after the quorum was present.

**Approval of the September 2017 Meeting Minutes:** Christina made a motion to approve the September 2017 Meeting Minutes. Ed seconded. **Motion Passed.**

**Committee Reports-**

- a) **Architectural-** Darrelyn Nuesca reported on the ACC Report. Jayne Bradley is working on the Sherwin Williams paint pallet. Lot 95: original cut out approval...Heather Thomas will look into records for further information/history. Darrelyn Nuesca accepted the flower pots but denied the cut out. Owner should be receiving compliance letters for cut out and gravel. Owner is currently installing new sod. Per Darrelyn Nuesca the gravel issue has been taken care of. The Board would like to allow future owners of this particular lot an "exception" as this is a larger than average lot.
- b) **Compliance-** Ed Obie reported on the Compliance Report. Lot 95: SEE ED OBIE'S REPORT as he stated the "cut out" exceeds the standard. Darrelyn Nuesca suggests the Board review the "language" in the CC&Rs regarding parking. Per Larry Dittloff there is vehicle parking "adjacent" allowed, however no parking on grass allowed.
- c) **Roads/Signs-** Larry Dittloff reported on the Roads and Signs Report. All speed signs are up and installed. Sherriff agreement is approved. PSE grant has been received. Street signs will be installed. Catch basin cleaning, still waiting on Vantage Community Management estimates. Foreclosed lot cleaning: Per the attorney you can't go onto the lot to clean per the CC&Rs but you can pursue a lawsuit.
- d) **Ad Hoc CC&R & Bylaw Committee-** Larry Dittloff presented that he would like the Board of Trustees input. Larry Dittloff would like to send this information back to the attorney by November 1<sup>st</sup>.
- e) **Miscellaneous:** JoAnne Redmond stated she would like to see a requirement of three estimates when Association needs to go out to bid. Heather Thomas explained that anything under \$500.00 per the

Vantage Community Management contract we don't need more than one estimate and the Association Manager has the authority to approve the estimate. Estimates over \$2,500 should have three estimates. Larry Dittloff suggested creating a guideline for obtaining estimates.

**Treasurers Report-** Randy Luke reported for the September 2017 Financials. \$61,502.90 in Assets. \$130,257.71 in Reserve Account. \$102,890.18 in Receivables. \$294,190.79 in Retained Earnings.

**Management Report-** Heather Thomas reported on the Vantage Community Management Report. There was nothing to report as everything has already been discussed. The Board of Trustees needs to approve the estimate for brackets for the street signs in the amount of \$197.36. It was moved and seconded to approve this estimate and pay this out of the reserve account. **Motion Passed.**

**Old Business-**

**Nothing to report.**

**New Business-**

**Street sign brackets: Heather Thomas already discussed.**

**Schedule Quarterly Meeting to Owners in 2018. The Board will be discussing future dates.**

**RV's Parked on Cut-outs:**

**Welcoming Committee: Doug Colby needs to be added to the December agenda.**

**Variance for lot 338 - Darrelyn Nuesca motioned approved one vehicle to park in driveway with the understanding that Capitol City Golf Club Estates HOA will take no responsibility for your personal property. The owner is parking there on their own accord, and the HOA will not cite on compliance due to the variance. Lisa Greely seconded.**

**Motion Passed.**

**Delinquent Report-**

**Item #1: Darrelyn Nuesca motioned to approve Vantage charging delinquent fees to this account. Lisa Greely seconded. Motion Passed.**

**Heather left the meeting at 8:00PM due to a prior engagement. Mallery left the meeting prior to Heather.**

**The Board took the remainder of the meeting minutes and noted the meeting adjourn time.**

Respectfully Submitted,

Mallery Brown

Vantage Community Management