

Capital City Golf Club Estates Homeowners Association

Minutes of the Annual Board Meeting

November 17, 2015—6:00PM

Jacob Smith House

Board Members: Tom Lavack, President; Jackie Rudnicki, Treasurer; Jayne Bradley, Secretary; Ed Obie, Member at Large; Bob Moore, Maintenance Committee; Debi Marmion, Member (ABSENT); Susan Derda, Member (ABSENT)

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

- I. **Call to Order** – President Tom Lavack called the meeting to order at 6:00PM.
- II. **Validation of Quorum of the Owners-Quorum met with 50 for proxies; 30 for Owners present.**
- III. **Presentation by Steve Brooks and Tom Nelson from the Lacey Fire Department** – Addressed different safety concerns with owners. Invited the owners to attend CPR classes and provided a free window lock kit.
- IV. **President's Address-Tom Lavack**
 - 2015 Year in Review
 - 2016 Projects and Objectives
- V. **Treasurer's Address-Jackie Rudnicki**
 - 2016 Budget Presentation & Ratification- Jackie Rudnicki makes motion to approve the 2016 Budget; majority seconded. Two lots opposed. **Motion Passed.**
- VI. **Board of Director Election-4 Positions**

Nominees: Larry Dittloff, Ed Obie, Tom Lavack and Darrelyn Nuesca all elected.
- VII. **Open Forum**
 - 2015 Financial Review-Jayne Bradley, "The Board of Directors hired Vantage Community Management so we can be a community. That way we don't have to attempt to collect from our neighbors".
 - Owner concerns: Parking, Security and are rentals receiving the CC&R's?
 - Tom Lavack discussed compliance and Vantage Community Management process.
 - Crushed rock in driveway needs to be maintained/weeded. Lot owners not in compliance regarding this will be mailed a compliance letter.
 - Sand piles for the golf course are causing sand to be washed down the road and into storm drains at W. Sarazen ST & 62nd. Tom will contact the Golf Course.
 - If homeowners notice a possible violation to please take a picture and email to the Vantage Community Management email address.
 - Since Vantage Community Management has been hired how many people are now in compliance? Tom Lavack responded: About half of the homeowners are now in compliance and the remainder are receiving compliance fines.
 - At what point would a homeowner be liened? Tom Lavack responded: Once account reaches \$500.00 the process to lien will start.

- If homeowner is not compliant then after the fifth notice there will be a hearing and legal proceedings will commence.
- Heather Thomas: Compliance letters have decreased dramatically. Letters per month have gone down and most owners have come into compliance by painting, moss removal, pressure washing and lawn maintenance. There are also quite a few homeowners that have begun the ACC application process.
- Heather Thomas: If you need to reach Vantage Community Management please call and leave a message if you can't get through to someone. Please allow 48-72 hours for a return call per our contract.
- Heather Thomas: Delinquency charges on top of compliance fines have begun accruing.
- Heather Thomas: Capital City Golf Club Estates Board of Directors just signed a contract with a collection agency to start collecting on past due accounts.
- Is there a provision that the Homeowners Association can fix something? Tom Lavack responded: No, the HOA can't go onto someone's lot and mow or pull weeds.
- Tom Lavack: The Association will not be providing a dumpster next year. Too many people took advantage of the dumpsters in the past.
- Can the Association add street lights above the mailbox areas? Tom Lavack: Make a formal request and the Board can review.
- Will there be enough funds to fix the chip seal on the main road? Tom Lavack: Board will have to re-assess the condition and speak with the contractor.

Adjournment – Meeting adjourned at 7:20PM.

Respectfully submitted,

Mallery Brown, Vantage Community Management