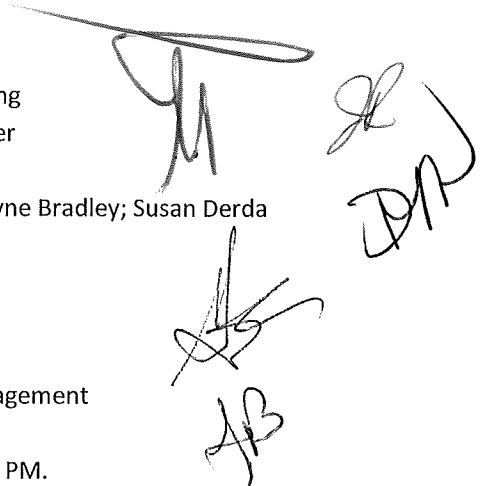


Capitol City Golf Club Estates
Minutes of the Regular Monthly Board Meeting
May 19, 2015 @ Woodland Retirement Center

Board Members Present: Tom LaVack; Debi Marmion; Bob Moore; Jayne Bradley; Susan Derda
Jackie Rudnicki was absent.

Owners Present: Maggie Sartain; Richard Gill

Management Company: Heather Thomas, Vantage Community Management

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- I. **Call to Order** – President Tom LaVack called the meeting to order at 7:11 PM.
 - II. **Owner Comments** – Richard Gill attended the meeting and had concerns regarding the compliance process on the letter they have received. Heather explained the process; inspections are done in accordance with Vantage’s schedule, Vantage takes direction from the Board. Maggie Sartain attended the meeting and wanted to present her plans for painting; a patio cover and landscape with gravel for parking a car. The patio is already concrete and the cover will be no taller than the roof. It will also not touch the roof, so no permit is required. In regards to landscaping; she would like to cut up about 10 feet and put in a retaining wall and gravel for additional parking. This includes a 4 foot trellis fence. The painting would be dark gray with a red door; there is currently white brick in front of the home, which will stay as is. Maggie submitted the plans to the Board. The Board agreed this would be approved. Bob will go over to the home to look at it and will send Maggie the written approval for her records. She is interested in starting this in June.
 - III. **Additions to the Agenda** – There wasn’t any additions made to the Agenda.
 - IV. **Approval of Minutes** – The Board reviewed the minutes from the meeting of April 21, 2015. **Tom made a motion to approve; Bob seconded. Motion Passed Unanimously.**
 - V. **Treasurer’s Report** – Heather Thomas from Vantage reviewed the April 2015 financials. **Tom made a motion to approve the March 2015 financials; Bob seconded. Motion Passed Unanimously.**
 - VI. **Management Report** –Heather provided the Action Item Report. The Board discussed revising the Delinquency Policy draft. Heather will revise and email out to the Board. **Tom motions to approve the Delinquency Policy draft with changes; Bob seconded. Motion Passed Unanimously.** Heather reviewed the delinquency report. She asked that delinquent notices be sent to all owners on report, as they are 60+ days delinquent. **Jayne motions to approve sending delinquent letters with no late charges to all the owners on the report; Susan seconds. Motion Passed Unanimously.** Heather will send Tom the Storm water Tax information to look into protesting it with the County. Heather has sent information to CAU Insurance Company to get a quote; as while reviewing records, the HOA may be overpaying for insurance with current carrier. Compliance inspections have started. There has been positive results because of this. Heather presented an Architectural Control Application (ACC) for the Board’s review. Heather explained the process would be; homeowner completes the form and sends in to Vantage; Vantage will send it to Bob, who will then review and let Vantage know the Board and his decision; Vantage will contact the owner with the decision. We will then have the documents in the file; in the case of someone completing a structure without the proper approval and documentation. **Tom motions to approve the ACC Application and the process; Bob seconds. Motion Passed Unanimously.**
 - VII. **Old Business** – There wasn’t any old business to discuss.
 - VIII. **New Business:** 2016 Budget was discussed. The Board will be starting to work on the Budget in September 2015. The Board is reviewing on a possible dues increase as not to use the Associations’ reserves for operation expenses. The invoice for the newsletter was presented and approved by the Board for payment.

Next Meeting – The BOD scheduled the next meeting for **Tuesday, June 16 @ Woodlands Retirement @ 7PM.**

Adjournment – Meeting adjourned at **8:29 PM.**

Respectfully submitted,
Heather Thomas, Vantage Community Management