

**Capitol City Golf Club Estates**  
Minutes of the Regular Monthly Board Meeting  
January 20, 2015  
@ Woodland Retirement Center

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

Owners Present: Brock Sutherland

Management Company: Deborah Haskett, Vantage Community Management

- I. **Owner Comments** – Brock Sutherland attended the meeting and having reviewed his initial statement from Vantage, asked for a mailing address change on his account. He also asked to have a payment plan and the board acknowledged that Vantage should pick up the plan existing before the transfer.
- II. **Call to Order** –Treasurer Jackie Rudnicki called the meeting to order at 7:10 PM.
- III. **Approval of Minutes** – The board reviewed the minutes from the meeting of December 16, 2014. Jackie made a motion to approve; Debi Marmion seconded. Motion Passed Unanimously.
- IV. **Committee Reports**

Compliance Committee – several properties have been noted, including 6111 Ruddell and the duplex property. Vantage will begin inspections in February and has noted these properties where action has already been taken by the board.

Roads/Signs Committee – Jackie reported that ‘private road’ signs are fading. Bob will review with Tom and suggest a plan for maintenance.

Welcome Committee – Vantage was asked to email the committee with new owner info.
- V. **Treasurer’s Report** – Deborah reviewed the financials with the board. The information from prior accounting has been loaded. It was noted that some owner balances are incorrect and Jackie will work with Vantage to find the correct balance info. There are some payment plans that also need to be set up. Susan asked to be on the list to receive the monthly financials.
- VI. **Management Report** – Deborah presented the Vantage Action Item Report which reflected a number of activities undertaken to transition the association to management. She reported that the Information Sheets sent out with the January billing statements have been coming back at a good rate, many with positive comments on the change. She will scan and email them to the board. Deborah asked about the schedule for the Annual Meeting, which has been in September. The board will review and determine if that is the best date further into the year. Deborah presented the 2015 budget for approval. This was essentially the same budget as 2014 with no dues increase. Jackie Rudnicki made a motion to approve the 2015 budget; Bob Moore seconded. **Motion Passed.** Deborah asked about the insurance policies and Jackie advised that there were 2 policies; she will email contact info so that copies can be obtained for the Vantage files and the mailing address changed.
- VII. **Old Business** – Bob advised that he has contacted Flow Hawks about the storm drains. They will remove the drain filters (witch hats). They will still need to pump out the dry well drains, but probably later in dryer weather. Jayne advised that she heard from Maureen Mead, who is managing the existing website. Some discussion about the interface with the current website and the one Vantage will set up. Jackie will contact Maureen and see if she is available to meet with Deborah. Jackie reported that the old PO Box has been closed, with mail forwarded to Vantage.

VIII. **New Business** – Deborah asked for a motion to approve Littlefield Siminski to prepare the 2014 tax return. Bob Moore made a motion; Jackie Rudnicki seconded. **Motion Passed.**

There being no further business, the meeting was adjourned at 8:10 PM.

**Next Meeting** – The BOD scheduled the next meeting for **Tuesday, February 17 @ Woodlands Retirement @ 7PM.**

Respectfully submitted,  
Deborah Haskett, Vantage Community Management

A handwritten signature in black ink, appearing to read "Tom Savack". The signature is written in a cursive style with a large, stylized initial "T" that loops back to the left.