

Capitol City Golf Club Estates  
Minutes of the Regular Monthly Board Meeting  
April 21, 2015 @ Woodland Retirement Center

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

Owners Present: Gabrielle Robinson; Richard and Anne Gill

Management Company: Heather Thomas, Vantage Community Management

- I. **Call to Order** – President Tom LaVack called the meeting to order at 7:00 PM.
- II. **Owner Comments** – Richard and Anne Gill attended the meeting and had concerns regarding the compliance notice they have received for moss on the roof. They reported the moss is now clean. However, they were unhappy with the contents of the letter. The Board agreed the letter notates it's a courtesy and approved to keep as is. Gabrielle Robinson attended the meeting and is interested in volunteering and/or forming a Neighborhood Watch Program. She reported there has been recent burglaries and a rape near the neighborhood. Bob Moore indicated it was tried in the past, however, no one would volunteer. Creating a Facebook page or additional information on the website was also discussed. The Board took Gabrielle's information and will contact her.
- III. **Additions to the Agenda** – Dumpsters will be discussed under new business.
- IV. **Approval of Minutes** – The Board reviewed the minutes from the meeting of December 16, 2014. **Tom made a motion to approve; Bob seconded. Motion Passed Unanimously.** The Board reviewed the minutes from the meeting of January 20, 2015. **Jackie Rudnecki made a motion to approve; Susan Derda seconded. Motion Passed Unanimously.**
- V. **Treasurer's Report** – Heather Thomas from Vantage reviewed the March 2015 financials. **Tom made a motion to approve the March 2015 financials; Bob seconded. Motion Passed Unanimously.**
- VI. **Management Report** – Heather of Vantage was introduced. Heather provided the Action Item Report. She provided a Delinquency Policy draft for the Board to review. Currently, there are seven (7) owners owing three (3) or more years of assessments. Previously, Heather emailed the Board an Enforcement Policy for compliance. Per the Bylaws and CC&R's the Board has the authority to adopt additional policies. **Tom made a motion to approve the Enforcement Policy; Bob seconded. Motion Passed Unanimously.** Heather went over how the compliance process works and the Board's involvement.
- VII. **Old Business** – There wasn't any old business to discuss.
- VIII. **New Business:** Garage Sale – June 6<sup>th</sup>. This will "piggy-back" Horizon Pointe's annual garage sale. Newsletter – The Board will have articles to Heather by May 5<sup>th</sup> in order for her to complete and put on the website and an email blast. Dumpster – Will be on location from June 12<sup>th</sup> – June 22<sup>nd</sup>. It will be locked at night to prevent other neighborhoods to access it.

**Next Meeting** – The BOD scheduled the next meeting for **Tuesday, May 19 @ Woodlands Retirement @ 7PM.**

**Adjournment** – Meeting adjourned at 8:48 PM.

Respectfully submitted,  
Heather Thomas, Vantage Community Management