



Capitol City Golf Club Estates

Minutes of the Regular Monthly Board Meeting
June 16, 2015 @ Woodland Retirement Center

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

Owners Present: Ed & Naomi Obie; Jeanne Yakovich, John & Peggy Dunn; Gaylord Greenfield;
Robert & Lydia Ruscilla; Alan; George Glainyk

Management Company: Heather Thomas, Vantage Community Management

- I. **Call to Order** – President Tom LaVack called the meeting to order at 6:58 PM.
- II. **Owner Comments** – Jeanne Yakovich was on the Agenda to address the Board. She had previously received a compliance notice about a trailer in her driveway. The Board and Heather Thomas from Vantage, reviewed the photo and deemed it being sent in error. Tom explained the process of compliance is new to the community and the Association, and there are bound to have some “kinks” to work out. Heather stated that she will delete the violation and send Jeanne an email letting her know this. Jeanne also stated that the garage sale was a fail, in her view, because there wasn’t that many participants, there wasn’t much notice, and no signs. The Board stated they decided to “piggy-back” Horizon Pointe’s garage sale, and there were signs up. In the future for next year, the Board may look at purchasing additional A-Frame signs for more entry-ways into the community. Ed and Naomi Obie were also on the Agenda and stated the issue with a home on Hogan Dr. Ed stated there are multiple violations for this home. Other homeowners in attendance agreed and stated situations with the residents of the home. Heather informed them, for violations of the CC&R’s, the home is on the Enforcement Policy and going through the procedures that are in place. However, for other issues and/or concerns, it is considered a neighbor to neighbor dispute and needs to be handled by those individuals. The Board does not get involved with those type of disputes, as they legally cannot. Vantage take direction from the CC&R’s, Bylaws, RCW’s and the Board, who of which are legally bound by the above. Ed mentioned that they have inquired about selling their home and a few realtors he has spoken to are reluctant to show homes in Capital City Golf Club Estate, because of the Board not enforcing the CC&R’s. Ed also mentioned the Hogan Dr. home and another home on 63rd Ave., which are multi-family homes. He stated there are cars parked along 63rd Ave. Heather informed the owners that Thurston County has been notified and because those owners have not altered the outside of their homes, it is legal within the County’s laws. The definition of single-family is not specifically defined in the CC&R’s. Heather told Ed and the other owners in attendance that if there are any compliance concerns, specific to the CC&R’s, then they can document it, take pictures and send to her email. She passed out cards to those in attendance. Heather informed Ed that the compliance inspections are done one time per month, and if there are multiple cars parked on the street, then it could be after working hours, and he should do what she suggested above. Ed and Naomi thanked the Board for all they are doing. John Dunn attended the meeting and also stated issues and concerns with the properties that already have been mentioned.
- 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 May 19, 2015. **Jayne made a motion to approve; Tom seconded. Motion Passed Unanimously.**
- V. **Treasurer’s Report** – Jackie reviewed the May 2015 financials. **Tom made a motion to approve the May 2015 financials; Jackie seconded. Motion Passed Unanimously.** Jackie as for Vantage to research information about a matured CD that the Association has.

- VI. Management Report** –Heather provided the Action Item Report. She presented the revised Delinquency Policy with the changes made per the Board. The Board reviewed Delinquency Policy draft and approved. **Tom motions to approve the Delinquency Policy; Jayne seconded. Motion Passed Unanimously.** Heather will have the Policy mailed to all owners by July 1, 2015, which the new Policy in effect August 1, 2015. Heather reviewed the delinquency report. All delinquent notices have been sent to the owners, per the prior meeting. Lot 74 asked the Board to approve a payment plan. **Jackie motions to approve the payment plan as stated; Tom seconded. Motion Passed Unanimously.** Heather will have the accounting department get the promissory note signed. Lot 6: Owner is deceased. Vantage is asking for the attorney to check for probate and file a claim. **Tom motions to approve the attorney check for probate; Jayne seconded. Motion Passed Unanimously.** Jackie asked about Lot 315. Heather will inquire with accounting the status and report back at the next Board Meeting
- VII. Old Business** – There wasn't any old business to discuss.
- VIII. New Business:** Jayne is working on the next quarterly newsletter. She asked that if anyone has any articles, to please get them to her. Jayne also asked Heather for an example newsletter from other Associations. There are many signs that are down and/or need repaired. Jackie and Bob are going to drive around the neighborhood and make a list for Heather, so she can contact the maintenance man to fix. Tom informed Heather to use Vantage's recommended attorney for any matters; including getting an attorney opinion letter about the CC&R's – single family dwelling.

Next Meeting – The BOD scheduled the next meeting for **Tuesday, July 21st @ Woodlands Retirement @ 7PM.**

Adjournment – Meeting adjourned at **8:58 PM.**

Respectfully submitted,
Heather Thomas, Vantage Community Management