

## Capitol City Golf Club Estates

Minutes of the Regular Monthly Board Meeting  
February 18, 2016 @ Woodland Retirement Center

Board Members Present: Larry Dittloff, President; Darrelyn Nuesca, Vice President; Ed Obie, Secretary; Bob Moore, Trustee; Debi Marmion, Trustee (Absent); Jayne Bradley, Treasurer (Absent); Tom Lavack, Trustee (Absent)

Owners Present: No owners present.

Management Company: Heather Thomas and Marcus Stowell, Vantage Community Management

- I. **Call to Order** – President Larry Dittloff called the meeting to order at 6:34 PM.
- II. **Owner Comments** – No owners present.
- III. **Approval of Minutes** – The Board reviewed the minutes from the meeting of January 19, 2016. **Darrelyn Nuesca made a motion to approve; Ed Obie seconded. Motion passed Unanimously.**

### Committee Reports –

- a. **Architectural** – Lot 50 - Replace windows and siding. **Darrelyn Nuesca made a motion to approve; Larry Dittloff seconded. Motion Passed Unanimously.**  
Lot 138 – Replace and repaint siding, replace windows and doors, replace deck covering and replace insulation. **Darrelyn Nuesca made a motion to approve; Bob Moore seconded. Motion Passed Unanimously.**  
Lot 39 - Revise front yard landscaping. Already went ahead with ACC without prior approval. The Board is requesting Vantage send notice; if they don't go through the proper channels that they could be subject to a fine.  
Lot 200 – remove and replace driveway. **Darrelyn Nuesca made a motion to approve; Ed Obie seconded. Motion Passed Unanimously.**  
Lot 38 – Wants cement parking area, current area is rocks. **Darrelyn Nuesca made a motion to approve; Bob Moore seconded. Motion Passed Unanimously.**  
Lot 95 – Adding parking space, painting, yard re-do. The owner previously had an approval July 2015. **Darrelyn Nuesca made a motion to approve; Larry Dittloff seconded. Motion Passed Unanimously.**
- b. **Compliance** – Lot 108 & 109 – Cut out part of the lawn to use for parking.  
Lot 109 - Moved in and put a boat on the lawn then moved out and left boat. They have already received notices and boat has not been moved.  
Ed Obie would like to see compliance and the ACC work closer together. See more members of the Board working together with ACC. All committees have at least 2 members. All members of the compliance and architectural committee work together. **Ed Obie made a motion to approve; Darrelyn Nuesca seconded. Motion Passed Unanimously.**

Ed Obie asked to review lot 110 with Vantage. No improvement seen by tenants. Larry Dittloff said "the tenant had fixed gate that he received notice for". So he thinks they have shown improvement just not what they would like to see. They want to focus on the tangible. The Board requested Vantage to obtain a copy of lease.

Darrellyn Nuesca wanted to see about getting the amount of cars per household enforced to 3 per household, as per CC&R's. Also, verifying notices are being sent about not parking on the grass.

Ed Obie asked to have Vantage to enforce the 3 car per household.

c. **Road/Signs** – Nothing to report.

d. **Welcome** – Nothing to report.

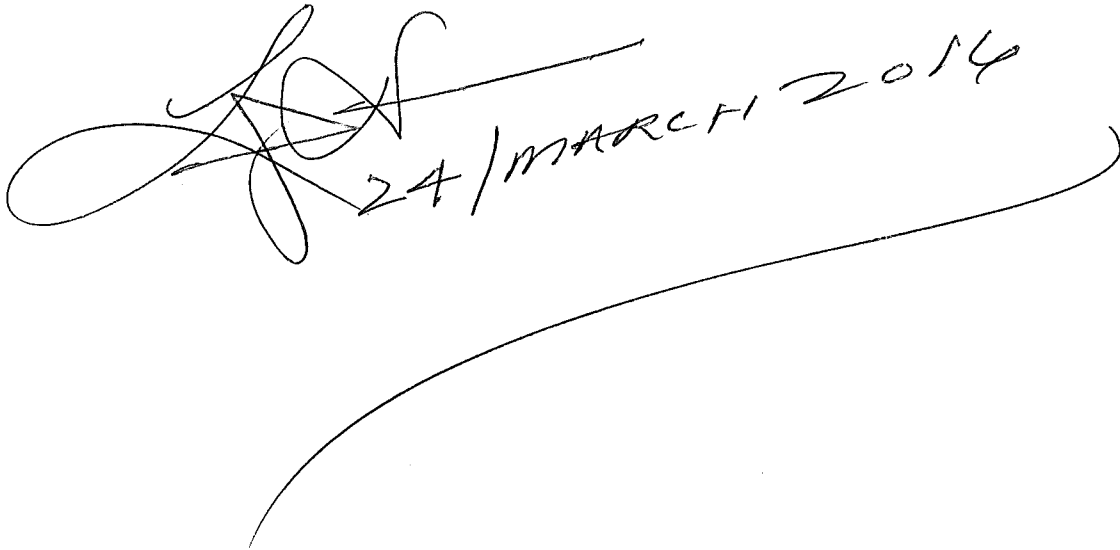
- IV. **Treasurer's Report** – Heather Thomas reviewed the January 2016 financials. **Darrellyn Nuesca made a motion to approve; Bob Moore seconded. Motion Passed Unanimously.** Darrellyn Nuesca asked if there was a notification that could be added to how long an owner is passed due; for example, 6 months. Also, requesting a separate report on balances delinquent over 350\$.
- V. **Management Report** – Heather Thomas provided the Action Item Report. Storm drain cleaning on hold until spring. Heather Thomas reported the following updates:  
Lot 337: Has been forwarded to compliance department  
Lot 110: Vantage is no longer in contact with owner. The owners have repaired the fence, and the lawn is improving. However, the home is still on the Enforcement Policy and continuing the fining process.  
Lot 351: On hold until April 1, 2016. Owner did move truck.  
Lot 95: Hold Until September 31, 2016.
- VI. **Old Business** – Heather has recommended using MCA for the Association's Collection Company. MCA charges 33% once the money has been collected. The current Collection Company, SABA, charges 50%. **Darrellyn Nuesca made a motion to approve; Ed Obie seconded. Motion Passed Unanimously.**
- VII. **New Business** – Larry Dittloff asked board to approve talking to webmaster, Maureen Mead, about setting up a contract with her. **Darrellyn Nuesca made a motion to approve; Bob Moore seconded. Motion Passed Unanimously.** Community Enrichment – Larry Dittloff wants to start planning for an event within the community. He would like a survey done to ask if the homeowners are interested? Darrellyn Nuesca asked if we could coordinate the events; Have a garage sale followed by National Night Out. Larry Dittloff motioned to talk to Maureen about putting together a community event survey into motion on the website. **Darrellyn Nuesca made a motion to approve; Ed Obie seconded. Motion Passed Unanimously.** Reserve Transfer from Operations to Reserve, this is tabled until the next Board meeting. Attorney for General Counsel, Heather has the

contract for general counsel for Barker & Martin. This was previously emailed to the Board for approval. The attorney has waived the retainer fee. Darrelyn Nuesca made a motion to approve; Ed Obie seconded. Motion Passed Unanimously.

**Next Meeting – Thursday, March 17, 2016 @ Woodlands Retirement @6:30PM.**

**ADJOURNMENT – Larry Dittloff made a motion to adjourn the meeting; Darrelyn Nuesca seconded. Motion Passed Unanimously. Meeting Adjourned at 8:17 PM.**

**Respectfully submitted,  
Marcus Stowell, Vantage Community Management**



A handwritten signature in cursive script, followed by the date "24/MARCH 2014". A long, sweeping horizontal line is drawn below the signature and date.