

Capitol City Golf Club Estates
Minutes of the Regular Monthly Meeting
March 24, 2016 @ Woodland Retirement Center



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

Owners Present: John Leo

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

- I. **Call to Order** – President Larry Dittloff called the meeting to order at 6:33 PM.
- II. **Owner Comments** – Lot 136; John Leo mentioned that there is a drainage issue in front of his place.
- III. **Approval of Minutes** – The Board reviewed the minutes from the meeting of February 18, 2016. **Bob Moore made a motion to approve; Darrelyn Nuesca seconded. Motion Passed Unanimously.**
- IV. **Committee Reports** –
 - a) **Architectural** – Nothing to report
 - b) **Compliance** – Lot 107; Ed Obie talked with homeowner and the homeowner is not running a handyman shop.
 - c) **Roads/Signs** – Larry Luz is getting materials together.
 - d) **Welcome** – Debi Marmion delivered 39 welcome packets.
- V. **Treasurer's Report** – Heather Thomas reviewed the February 2016 financials. **Darrelyn Nuesca made a motion to approve February 2016 Financials; Bob Moore seconded. Motion Passed Unanimously.** Operations are at \$88,434.26. 94 delinquency notices sent. We have received 5 people that have asked to have the fines reversed.
- VI. **Management Report** – Heather provided the Action Item Report. The lawyer is going to send a letter to Mr. Leo regarding the issues/concerns he has brought up. Mailboxes are completed. Capital City Golf Apts stated 52 trees were removed or trimmed, however, they will have a maintenance crew to go out to 61st Ave fence line to see if the trees located there need to be trimmed. Storm drain cleaning still on hold until Spring. Heather reported the following update:
Lot 110: Still pending.
Lot 351: On hold until 4/01/16 – Owner requesting fines waived \$150 owed.
Lot 95: On hold until 10/01/16 – Owner requesting fines waived \$150 owed.
- VII. **Old Business** – Community Enrichment – Go ahead with the Garage Sale event.

VIII. **New Business** – Larry proposed that the Board puts together a mission statement for what the HOA stands for.

ACC/Compliance - Owners request to remove delinquency and/or compliance fines;

Lot 33 – Darrelyn Nuesca motioned to not reverse his fines; Debi Marmion seconded. Motion Passed Unanimously.

Lot 48 - Darrelyn Nuesca motioned to not reverse his fines; Debi Marmion seconded. Motion Passed Unanimously.

Lot 171 – Darrelyn Nuesca made a motion to waive the 2nd \$50 fine; Debi Marmion seconded. Motion Passed Unanimously.

Lot 198 – Darrelyn Nuesca made a motion to remove the 3rd compliance notice fine but the other two compliance fines stay; Debi Marmion seconded. Motion Passed Unanimously.

Lot 18 – Darrelyn Nuesca motioned to reserve the \$125.00 delinquency charge if she pays the 2014 dues within 6 months on a payment plan without defaulting on payments; Bob Moore seconded. Motion Passed Unanimously.

Darrelyn Nuesca made a motion that Vantage has the power to automatically decline owners requests to waive compliance charges if the violation has not been corrected; Bob Moore seconded. Motion Passed Unanimously.

Vantage Contract – Darrelyn Nuesca moved to approve contract; Bob Moore seconded. Motion Passed Unanimously.

Reserve Study – On hold until April Board Meeting.

Attorney Update – Attorney thinks the CC&R's should be amended. More information to come.

Next Meeting – Thursday, April 21, 2016 @ Woodlands Retirement Center @ 6:30 PM.

Adjournment – Darrelyn Nuesca made a motion to adjourn the meeting; Debi Marmion seconded. Motion Passed Unanimously. Meeting adjourned at 8:21 PM.

Respectfully submitted,

Marcus Stowell, Vantage Community Management