

**Capitol City Golf Club Estates**  
Minutes of the Regular Monthly Meeting  
May 19, 2016 @ Woodland Retirement Center

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

Owners Present: John Leo, Trudi Sanford, William Sanford, Steven Powell, Lydia Ruscillo, Robert Ruscillo,

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

- I. **Call to Order** – President Larry Dittloff called the meeting to order at 6:30 PM.
- II. **Mr. Leo Hearing** – Asked to have courtesy notice be removed, Larry Dittloff asked if there was a motion to remove the notice. No motion filed.
- III. **Owner Comments** – Steven Powell just wanted to introduce himself as a new homeowner. Trudy Sanford mentioned the lot behind her place is in disarray and wants something to be done about it. Larry Dittloff informed the homeowner that the ball is rolling but it may be awhile before improvements are seen. Lydia Ruscillo wanted to know how many tenants can live in a home? Larry Dittloff responded that it is a single family home and they are taking the necessary steps to rectify the situation.
- IV. **Approval of Minutes** – The Board reviewed the minutes from the meeting of March 24, 2016. **Darrelyn made a motion to approve; Ed Obie seconded. Motion Passed Unanimously.** There wasn't an April meeting due to no quorum.
- V. **Committee Reports** –
  - a) **Architectural** – Bob Moore went over the ACC applications.
  - b) **Compliance** – Lot 141; Has been resolved. Lot 129; Is being used as a duplex and Ed Obie wants the Board to take a look at it and wants Vantage to send out a courtesy notice to all units. Lot 110; Ed Obie wanted to know who is the designated contact? Joshua Strong responded that everything is still going to the owner. Ed wants to keep the notices going on the cars and to try and rectify the situation. Minutes are to reflect that the Board is in agreement with Vantage Compliance going out and addressing what was enforced.
  - c) **Road/Signs** – Hogan sign is faded and needs to be replaced.
  - d) **Welcome** – Nothing to report.
- VI. **Treasurer's Report** – Heather Thomas reviewed the April 2016 financials. **Darrelyn Nuesca made a motion to approve April 2016 Financials; Ed Obie seconded. Motion Passed Unanimously.**
- VII. **Management Report** – Heather provided the Action Item Report. Signs, stop signs are on order. Capital City Golf Apartment fence; Trees are hanging over the fence into resident's yards. Storm

drains cleaning on hold until Spring. Lot 136 stated the drain in front of home needs to be repaired.

**Lot 110** – Still pending

**Lot 95** – On hold until 10/01/2016.

Heather went over the Delinquency Report; **Darrellyn Nuesca made a motion to send lots 22, 64, 212, 216, 222, 258, 264, 267, 319, 397 and 406 to the attorney; Ed Obie seconded. Motion Passed Unanimously.**

**Old Business** – Attorney update; All issues regarding Mr. Leo are at the attorney. Reserve Study; **Darrellyn Nuesca made a motion to adopt the Reserve Study. Tom Lavack seconded. Motion Passed Unanimously.** Ed Obie went over his draft standards for front yard vehicle cut-out parking spaces. **Darrellyn Nuesca made a motion to forward Ed's draft to the attorney for review; Jayne Bradley seconded. Motion Passed Unanimously.** Lot 351; Owner requesting fines waived, \$150 owed. **Darrellyn Nuesca motioned to reduce the fines by half to \$75.00; Jayne Bradley seconded. Motion Passed Unanimously.**

- VIII. New Business** – Bob Moore submitted his official resignation. ACC Committee; Darrellyn Nuesca appointed as new head ACC chair by Larry Dittloff. Darrellyn nominated Tom Lavack and Jayne Bradley to be on the Committee. Larry wants Darrellyn Nuesca approved to approve/deny ACC applications and work on setting up an approved color scheme. Section VIII, the ACC Committee had the authority to approve and disapprove ACC Applications without a full Board hearing. **Darrellyn Nuesca made a motion of ratification of the Vantage contract November 2014; Bob Moore seconded. Motion Passed Unanimously**

Owners request to remove delinquency and/or compliance fines;

**Lot 1** – Darrellyn Nuesca made a motion to remove the administrative cost be removed \$50 but not the delinquency charge; Ed Obie Seconded. Motion Passed Unanimously.

**Lot 160** – Darrellyn Nuesca made a motion to deny request; Ed Obie seconded. Motion Passed Unanimously.

**Lot 91** – Darrellyn Nuesca made a motion to remove all the \$75.00 charge; Ed Obie seconded. Motion Passed Unanimously.

**Lot 116** – Darrellyn Nuesca made a motion to reverse the \$75.00 delinquency charge; Ed Obie seconded. Motion Passed Unanimously.

**Lot 313** – Darrellyn Nuesca made a motion to remove the administrative cost be removed \$50 but not the delinquency charge; Ed Obie Seconded. Motion Passed Unanimously.

**Lot 70 – Darrelyn Nuesca made a motion to remove the administrative cost be removed \$50 but not the delinquency charge; Tom Lavack Seconded. Motion Passed Unanimously.**

**Lot 1008 – Darrelyn Nuesca made a motion to remove the administrative cost be removed \$50 but not the delinquency charge; Bob Moore Seconded. Motion Passed Unanimously.**

**Lot 213 – Darrelyn Nuesca made a motion to remove the administrative cost be removed \$50 but not the delinquency charge; Ed Obie Seconded. Motion Passed Unanimously.**

**Lot 1002 – Darrelyn Nuesca made a motion to table this until next meeting; Jayne Bradley seconded. Motion Passed Unanimously.**

**Lot 341 – Darrelyn Nuesca made a motion to deny her request to remove charges until she pays the \$180.00 dues; Ed Obie seconded. Motion Passed Unanimously.**

**Lot 98 – Darrelyn Nuesca made a motion to remove the administrative cost be removed \$50 but not the delinquency charge; Jayne Bradley Seconded. Motion Passed Unanimously.**

**Lot 181 – Darrelyn Nuesca made a motion to accept a payment plan of 4 payments of \$129.42; Jayne seconded. Motion Passed Unanimously.**

**Next Meeting – Thursday, June 23, 2016 @ Woodlands Retirement Center @ 6:30 PM.**

**Adjournment – Bob Moore motioned to adjourn the meeting; Jayne Bradley seconded. Motion Passed Unanimously. Meeting adjourned at 8:54 PM.**

**Respectfully submitted,**



**Marcus Stowell, Vantage Community Management**

