

**Capitol City Golf Club Estates**  
Minutes of the Regular Monthly Meeting  
June 23, 2016 @ Woodland Retirement Center



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

Owners Present: Ross Comer, Chris Ryan, Amber Ryan, Jennifer Peterson, Jeff Peterson, Larry Glenn, Norman Buck, John Leo, Kris Graap, Carole Burinsky, Andy Burinsky, Ron Workman, Jen Meyer, George Glainyk

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

- I. **Call to Order** – President Larry Dittloff called the meeting to order at 5:58 PM.
- II. **Lot 110 Hearing** – Property was purchased on an installment contract in 2011. The resident will be vacating the property by the end of July. Has already made good faith efforts to fix the stairs and work on some of the landscaping issues. Plans for the house include but not limited to, fixing up the inside, clean up the basement and replace the kitchen. Plans to have this finished by end of summer. The Board has requested in writing a statement from the current resident stating that they are moving out in the end of July.
- III. **Lot 344 Hearing** – Owner has publicly waived his right to a private hearing. The homeowner stated that he did request mediation on this issue but got no response. He said that the violation he received stated to check the CC&R's article M but that the 2005 CC&R's only went up to L and didn't coincide with CC&R's. This violation is in regards to plants that need to be trimmed down to two feet. He stated that if he had to trim the bush down to two feet he would just have to remove it. He also stated that you can't tell someone they can put something in and then ask them to remove it. He asked the Board to agree to some kind of middle ground.
- IV. **Owner Comments** – Lot 366 stated that he had received a compliance letter from Vantage that was too vague and not detailed enough with contact information to Vantage. He did admit that he paid late. Heather Thomas responded that the homeowner could bring the letter into Vantage to get a more detailed description of the violation and make a payment. She also stated that he could have called Vantage to make a payment over the phone.

Lot 109 stated he had his boat out and received a compliance letter about having it out. The homeowner stated he does not see road signs being replaced. He also stated that it is illegal to take pictures of the inside of the home.

Lot 131 asked that the compliance notices need to be more detailed in their description of the violation.

Lot 139 asked if someone could come and sign off on compliance issues that have been rectified so that the homeowners would know that the issue is back in compliance. The homeowner

stated that multifamily homes are degrading the HOA's property values. Also wants to know how their outstanding balance went up from \$1,200 to almost \$1,800.

Lot 105 stated that they feel the compliance department is getting nitpicky on the violations they are enforcing. Also stated that the homeowners can't afford to keep their properties in compliance.

Lot 123 talked about the dog attack in March and said he talked with Heather Thomas and that she was going to inform the Board of this situation. He also stated he was never updated on whether or not the Board was informed of this situation. Also stated that someone drove up to his residence and was taking notes in their car but wouldn't talk to his wife that approached the vehicle. The homeowner wants the Board to review the roads to schedule a street sweeper.

Lot 305 stated that he found at least 12 properties with sheds too close to the fence line.

Lot 196 stated that they have concerns about the safety of the neighborhood and wants to have speed bumps put in to reduce traffic speeds. The homeowner asked where all the funds are going? Larry Dittloff responded that all funds are accountable and reviewed by the Board.

Lot 139 stated that there was a cherry tree that his mother loves and they don't want it removed.

V. **Approval of Minutes** – The Board reviewed the minutes from the meeting of May 19, 2016. **Darrellyn made a motion to amend the minutes to include that Bob Moore submitted his official resignation and section VIII, the ACC Committee had the authority to approve and disapprove ACC Applications without a full Board hearing; Ed Obie seconded. Motion Passed Unanimously.**

VI. **Committee Reports** –

- a) **Architectural** – Darrellyn Nuesca went over the ACC applications. 8 applications were received and 2 were denied pending more information.
- b) **Compliance** – Ed Obie went over compliance. **Ed Obie made a motion to address all violations on an individual basis; Darrellyn Nuesca seconded. Motion Passed Unanimously.**
- c) **Roads/Signs** – A Hogan street sign is faded and needs to be replaced. There is a missing street sign at 61<sup>st</sup> at the end near 63<sup>rd</sup>. Stop sign at 61<sup>st</sup> is completely faded and needs to be replaced.
- d) **Welcome** – No report.

VII. **Treasurer's Report** – Heather Thomas reviewed the May 2016 financials. **Darrellyn Nuesca made a motion to approve May 2016 Financials; Tom Lavack seconded. Motion Passed Unanimously.**

VIII. **Management Report** – Heather Thomas reviewed the management report. Storm drains cleaning; The Board wants Vantage to get another bid and to have all bids match each other's scope of work.

**Lot 110** – Hearing took place on 06/23/16 @ 6:00 PM.

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

IX. **Old Business** – Attorney update; Darrelyn Nuesca made a motion to move from current attorney to new attorney. Ed Obie Seconded. Motion Passed Unanimously.

X. **New Business** – Mr. Leo's attorney letter; New letter is at the attorney. Fine reversals; No fine reversals requested. Ed Obie asked for an update on the status of the Cut Out Policy that was sent to our Attorney the previous month. Heather stated that it was still in review. Ed also asked for an update on the matter of Lot 139, which appears to be a converted single family unit to a multiple family unit, that was also referred to our Attorney the previous month. Heather stated that was also still in review.

**Next Meeting – Thursday, July 21, 2016 @ woodlands Retirement Center @ 6:30 PM.**

**Adjournment – Darrelyn Nuesca made a motion to adjourn the meeting; Ed Obie seconded. Motion Passed Unanimously. Meeting adjourned at 8:26 PM.**

Respectfully submitted,

Marcus Stowell, Vantage Community Management.