

Capital City Golf Club Estates
Minutes of the Regular Monthly Meeting
July 21, 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: Gaylord Greenfield, Cheryl Greenfield, Blenn Brooks, James Taylor, John Leo, Amber Ryan, Carole Burinsky, Andy Burinsky, Caroline Glainyk, Joyce Berbisco, Alan Berbisco, Gabriel Robinson, Maureen Mead, Jennifer Peterson, Jeff Peterson, Lori Hoskins

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. **Owners Comments** – Lot 109 wanted to know who elected Vantage? Does not feel like their home is actually their home. Tom Lavack stated that the Board had a meeting to vote in Vantage.

Lot 212 stated they are also not happy with Vantage. Says her sons neighbor keeps getting notices from Vantage and plan on moving because of these.

Lot 136 stated he had to get a lawyer because the Board is out of compliance with the CC&Rs. Tried to submit an ACC application without using the correct form and it was rejected by the Board.

Lot 139 said thank you Heather Thomas for making things happen to help improve the HOA. If a homeowner receives a non-compliance notice from Vantage they should notate in their file that they are complying. They see progress but need an answer to what is going on. Stated they are now represented by Meyer Law Offices. Does not have a side yard to use for parking.

Lot 108 wanted to know when was it that Vantage was chosen to represent them? Stated the first year with Vantage they hardly received any notices and now they are receiving multiple notices. Has also received two notices from Vantage that are incorrect.

Lot 140 agrees with what lot 108 says about Vantage and feels they are being harassed by Vantage. Stated that they do their best to upkeep the yard but still receive notices. Also stated that the notices used to have a number on it and now doesn't. When calling in to Vantage they are not receiving a response.

Lot 190 says that nobody is picking up litter, there is litter off West Sarazen and Hogan. Dogs are roaming free without a leash and have to be returned to owners and then are roaming free again the next day. There is also a bunch of dog excrement that is not being picked up.

Lot 186 stated that people are coming in from Horizon Point and just littering as they come through the neighborhood. Says that there are only 7 sheriffs in all of Thurston County.

Lot 119 is concerned about how fast people are coming down the streets. States that this is a constant issue. Cars have been coming down the street at 50 miles an hour. The speed bumps that they currently have do not work. Also concerned with the wear and tear on the roads due to traffic.

- III. **Neighborhood Watch Program** – Gabriele Robinson created an email account to address concerns to. She also created a Facebook page
- IV. **Approval of Minutes** – The Board reviewed the minutes from the meeting of June 23, 2016. **Darrellyn Nuesca made a motion to approve; Jayne Bradley seconded. Motion Passed Unanimously.**
- V. **Committee Reports** –
 - A. **Architectural** – Darrellyn Nuesca went over the ACC applications.
Lot 376; Approved
Lot 139; Tabled until Larry Dittloff talks with the homeowner.
 - B. **Compliance** – Ed Obie went over compliance. Wants to send out a Rental agreement to see what percentage of homes are renters.
 - C. **Roads/Signs** – 3 speed limit signs and 1 yield sign need to be put up.
 - D. **Welcome** – Not present.
- VI. **Treasurer's Report** – Heather Thomas reviewed the June 2016 Financials. **Tom Lavack made a motion to approve June 2016 Financials; Darrellyn Nuesca seconded. Motion Passed Unanimously.**
- VII. **Management Report** – Heather Thomas went over the Management Report. Rental Agreement; **Darrellyn Nuesca made a motion to send out notice to all lots; Tom Lavack seconded. Motion Passed Unanimously.** Capital City Golf Club Fences; Darrellyn Nuesca wants to send a letter to inform all homeowners along the fence-line that it is owned by the apartment complex and needs to be repaired. Storm Drains Cleaning; **Darrellyn Nuesca motioned that if based on Ed Obie's talk with Thurston County did not yield the results inquired, the Board will accept the lowest quote from Precision for \$5,424.13. Jayne Bradley seconded. Motion Passed Unanimously.** Ed Obie will contact Heather after talking with Thurston County.
- VIII. **Old business** – Attorney Update; Larry stated that the Board is in agreement to have the CC&Rs reviewed but it was not in the budget for this year. Front Yard Cut-Outs; The Board wants to make this a priority.

IX. New Business –



Fine Reversal requests;

Lot 74 – Darrelyn Nuesca moved to not waive fines. Ed Obie Seconded. Motion Passed Unanimously.

Lot 52 – Asking for an extension until after the sale of house; Tabled for one month.

Lot 131 – Waive \$25.00 delinquency fee. Darrelyn Nuesca moved to waive the \$25.00 delinquency fee; Jayne Bradley seconded. Motion Passed Unanimously.

ACC Request - Lot 204; **Ed Obie made a motion to send a letter to the homeowner that they need to get an engineer’s report on the drainage within 60 days. Darrelyn Nuesca seconded. Motion Passed Unanimously.** Speed Bumps - Ed Obie asked about the speed bump issue and how could they fix it? Tom said you can get temporary speed bumps to address the speeding issue. Meeting Change – The August 18th meeting date is changed to August 25th @ Woodlands Retirement Center @ 6:30 PM. City of Lacey – Larry Dittloff stated that the City of Lacey wants to annex Capital City Golf Course. There will be a meeting to go over the presentation of the pros/cons of annexation. Garage Sale – The Garage Sale will be August 13th from 9:00-4:00 PM. There will be a sign placed at the corner of College and Yelm. Larry Dittloff will be monitoring the event and will be distributing a map to all attendees.

Next Meeting – Thursday, August 25, 2016 @ Woodlands Retirement Center @ 6:30 PM.

Adjournment – Darrelyn Nuesca made a motion to adjourn the meeting; Jayne Bradley seconded. Motion Passed Unanimously. Meeting adjourned @ 9:03 PM.

Respectfully submitted,

Marcus Stowell, Vantage Community Management