

ET 26

**Capitol City Golf Club Estates**  
Minutes of the Regular Monthly Board Meeting  
February 16, 2017 @ Woodlawn Retirement Center

Board Members Present: Larry Dittloff, President; Darrelyn Nuesca, Vice President; Randy Luke, Treasurer; Lisa Greeley, Trustee; Christina Tremper, Trustee.

Owners Present: John Leo and Joanne Redmond

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

- I. **Call to Order** – President Larry Dittloff called the meeting to order at 6:15 PM.
- II. **Owners Comments** – Mr. Leo Requested an extension on his siding replacement of June 1<sup>st</sup> 2017. Mr. Leo stated that there is no servitude in our current covenants regarding the roads and the HOA does not own the roads. Mr. Leo dropped off information for the Board to review.
- III. Approval of **January 19, 2017 Minutes** – The Board reviewed the meeting minutes from January 19, 2017. **Darrelyn Nuesca motioned to accept the January 19, 2017 meeting minutes. Lisa Greeley seconded. Motion Passed Unanimously.**
- IV. **Committee Reports** –
  - a) **Architectural** – Darrelyn Nuesca went over the Architectural Report. One application denied. Larry Dittloff wants the ACC committee to review the ACC application and make it more user friendly.
  - b) **Compliance** – Larry Dittloff went over the Compliance Report. Lot 108; Utility trailer parking in cut-out. Larry wants to make sure violations are still going out regarding this lots violation. There are multiple other lots that are in violation.
  - c) **Road/Signs** – Larry Dittloff went over the Road/Signs Report. Larry Dittloff stated that they are currently dealing with a trench issue on the golf course. There are two other storm drains that need to be cleaned on Congressional and Hogan. Proposal on LED lights will be reviewed in New Business. The streets need to be swept throughout the community. Steve Bradley has finished cleaning the signs and found out more signs need to be replaced. Speed bumps will be repainted weather permitting. Possible recommendation for the speeding issues is to install speed humps.
- V. **Treasurer's Report** – Approval of the January 2017 Financials. **Darrelyn Nuesca made a motion to accept the January 2017 Financials. Lisa Greeley seconded. Motion Passed Unanimously.**
- VI. **Management Report** – Heather Thomas went over the Management Report; Rental Agreements; Will get the requested information back to the Board early next week. Signs; Steve has cleaned the signs but has not replaced the rotten posts. Requesting partial payment for the work completed. Speed Bumps; Waiting on the weather. Street Sweeping; Heather to get a written estimate from Quality Parking Lot.

**Delinquencies** – Inv# 1T; Funds have been received by the attorney; holding until it clears the trust account. Inv# 2L; Heather researched and found out where owner & spouse are employed;

the information has been forwarded to attorney. Inv# 3R; Move forward with attorney. Lot Inv# 4P; Attorney request to proceed with litigation guarantee. **Darrellyn motioned to proceed with litigation guarantee. Lisa Greeley seconded. One opposed. Motion Passed.**

- VII. **Old Business** – Attorney provided an updated Enforcement Fine & Fee Schedule Policy - All Board input on policy needs to be received by Heather no later than March 7, 2017 in order to forward onto the attorney. The process to rewrite the CC&R's & Bylaws; currently underway.
- VIII. **New Business** – Fine Reversal Requests – Inv# 1; **Darrellyn Nuesca motioned to remove the \$100.00 compliance fine. Lisa Greeley seconded. Motion Passed Unanimously.** Inv# 2; **Darrellyn Nuesca motioned to remove fines except admin costs of \$45.00. Lisa Greeley seconded. Motion Passed Unanimously.** Inv# 3; **Lisa Greeley motioned to reverse the \$50.00 delinquent charge. Randy Luke seconded. One opposed. Motion Passed.** Inv# 4T; **Lisa Greeley motioned to remove the \$1550 in compliance fines. The Board read the owner letter as he is requesting both the compliance and delinquency fines to be reversed. However, the attorney and Heather stated it is only the compliance fines. The Board has approved Heather to include the delinquent charges IF there was a misunderstanding. Darrellyn Nuesca seconded. Motion Passed Unanimously.** Vantage Management Contract; **Darrellyn Nuesca motioned to accept the Vantage Management Contract. Randy Luke seconded. Motion Passed Unanimously.** Replacing Lights with LED; **Lisa Greeley motioned to accept Larry's proposal to replace the lights with LED. Darrellyn Nuesca seconded. Motion Passed Unanimously.** Community Event – Summer 2017; Garage Sale, Larry Dittloff and Christina Tremper will get back to the Board on dates.

**Next Meeting – Thursday, March 16, 2017 @ Woodlands Retirement Center @ 6:30 PM.**

**Adjournment – Meeting adjourned @ 8:30 PM.**

**Respectfully submitted,**

**Marcus Stowell, Vantage Community Management**