



Capitol City Golf Club Estates
Board of Trustees Meeting
June 29, 2017
Woodland Retirement Center



Board Members:

Larry Dittloff, President; Darrelyn Nuesca, Vice President; Randy Luke, Treasurer; Lisa Greeley, Trustee; Jayne Bradley, Trustee; Joanna Aldridge, Trustee (ABSENT - Resigned); Tom LaVack, Trustee; Ed Obie, Secretary

Owners Present:

John Leo, Norman Buck, Larry Glenn and Charles Ricketts

Management Company:

Heather Thomas and Mallery Brown, Vantage Community Management

Open Owner Forum: President, Larry Dittloff called the open owner forum to order at 6:03PM. Mr. Leo brought an ACC for the Trustees review. Larry Dittloff told Mr. Leo the Trustees will respond within three (3) days. Mr. Ricketts discussed his concern for the Annex. He was at the last Annex meeting and told the Trustees that no one at that meeting was in favor of the Annex. Mr. Ricketts suggested the Trustees deliver this information to the owners of Capitol City Golf Club Estates and proposed a "straw poll". The Trustees informed Mr. Ricketts they have to be "neutral" with this decision and will only act if the majority of the membership votes against the proposed Annex. Mr. Buck received a compliance letter for car parking issue. He passed the Trustees a letter disputing the car parking issue and stated since he bought the home in 2004 he purchased under an amendment that voids the letter he received. Larry Dittloff responded that all membership are under the same CC&Rs and amendments and no one is exempt.

Call to Order: President, Larry Dittloff called the meeting to order at 6:33PM after the quorum was present.

Approval of the May 2017 Meeting Minutes: Ed Obie made a motion to approve the May 2017 Meeting Minutes. Randy Luke seconded. **Motion Passed**

Committee Reports-

- a) **Architectural-** Darrelyn Nuesca reported on the ACC Report. Wanted to notate that 25ft from the road for all fencing in the Association. Noted that Vantage Community Management didn't notate the owner on Sarazen Court on the last compliance report. Why and how did this get missed? It was discussed that a picket fence can be erected anywhere per the original CC&Rs. In addition, Thurston County Code for solid fencing setback is also 25ft from the roadway. Darrelyn suggested the Trustees respond back to her in a timely fashion. Lot 110: new construction and there is no ACC on file. Owner never received approval for updates.
- b) **Compliance-** Ed Obie reported on the Compliance Report. Lot 95: can he provide an update on the cut out status? Larry Dittloff will provide an update later in the meeting. Lot 115: Ed Obie requested the status on the cars. Lot 110: Owner is doing a great job cleaning up the house. Ed requested status of the fine reversals. Heather Thomas explained this will be discussed later in the meeting.
- c) **Roads/Signs-** Larry Dittloff reported on the Roads and Signs Report. Larry stated PSE has converted all 68 street lights to LEDs. Speed bumps are ongoing and Larry reported Hogan Street is next. The drain stencil "KEEP IT CLEAN" arrived and Larry is prepping to start stenciling throughout the Association. Larry noted there was an 8" pipe he noticed while walking throughout the community. He will do

some further research to see what this pipe is for. Street sweeping took place the same day as the microburst storm. Heather Thomas emailed the street sweeping company to see if they would consider coming back at a reduced rate due to the storm and scheduling. They won't provide any discount and the Trustees have chosen to not do any further street sweeping due to the cost. Larry Dittloff received a written agreement from the Thurston County Sheriff to raise the limit to 20 MPH before they can start patrolling. **Darrellyn Nuesca motioned to move forward with the Thurston County Sheriff patrolling the Association. Lisa Greeley seconded. Motion Passed.** Larry Dittloff spoke with the golf course owner regarding the sand pile in the street. The owner stated he had no idea his employees were using the Association streets. Owner of the golf course agreed to pump out the Association drain that has been clogged up by the sand pile. He stated the French drain will remain. However, the sand pile has been removed from Association streets.

- d) **Ad Hoc CC&R & Bylaw Committee**-Larry Dittloff reported on the Ad Hoc Committee. Vantage Community Management will forward to Barker Martin for their review. Heather Thomas will check with attorney to see when we can expect them to review the CC&Rs and Bylaws. Larry Dittloff explained we need this back from attorney by July 15th so Committee can review before mailing to ownership.

New Business-

Larry Dittloff reported that Joanna Aldridge resigned from the Board. Larry Dittloff presented the Trustees with a newsletter his wife put together that he would like to implement on a quarterly basis. **Darrellyn Nuesca motioned to reinstate the newsletter. Randy Luke seconded. Motion Passed.** Once the CC&R and Bylaws are revised the Trustees would like the newsletter to be included in the mailing.

Treasurers Report- Ed Obie motioned to approve the June 2017 financials. Tom LaVack seconded. **Motioned Passed.** Randy Luke stated Vantage Community Management financials are too confusing to read so he recreated his own budget. Randy Luke asked what Vantage Community Managements policy in regards to addressing delinquent account past 90 days old and write-offs. The Association currently has \$107,761 in total receivables which represents exactly one third of the Associations retained earnings. During May 2017 the Association has \$133,830 in the Reserve Account, \$78,447 for Assets, \$107,761 for Receivables and a retained earing of \$320,030. Randy Luke suggests adding 50% more to savings account. Receivables should represent "true assets". Darrellyn Nuesca suggested that Randy Luke and Larry Dittloff work with Heather Thomas and Deborah Haskett to create a delinquency policy regarding the Trustees reaching out to owners on their own to check in on delinquent owners.

Management Report- Heather Thomas reported on the Vantage Community Management Report.

Rental Agreements-These owners are now on the Enforcement Policy.

Attorney- CC&Rs and Bylaw proposed revisions sent to attorney. Awaiting on their response.

Signs- Heather Thomas ordered the street signs through Signarama as they had the lowest prices. They should be in the first week or two of August.

Speed Bumps- On going. Hogan will be next. Darrellyn Nuesca suggested Heather Thomas contact vendor to ask if they can reschedule as they were going to come on Monday, July 3rd before the Holiday and there may be extra traffic in the Association.

Storm Drains- Heather Thomas received an updated estimate for all three drains. If the Association moves forward with cleaning all three drains it will take the entire budget. May postpone cleaning the drains at this time as they were just cleaned last year.

New Business-

September Board Meeting will take place on September 14, 2017.

Lot 95: Owner submitted an exception for retaining wall. The Trustees rejected the request. The ACC is not approved for gravel but the planters are okay. There is a parking issue in violation of the cut out policy. Heather Thomas will follow up on the gravel issue for this lot as the Board needs them to remove the excess gravel.

Lot 65: Appeal of Denied ACC letter submitted to Trustees. After discussion and further review it was determined the home color isn't a pastel color. Jayne Bradley motioned to disapprove the color. Darrelyn Nuesca seconded. **Motion Passed. Motion carried 5 to 2.**

Executive Session-

Delinquency and Compliance Fine Reversal Requests

Item#1: Randy Luke motioned to deny reversal. Darrelyn Nuesca seconded. **Motion Passed. One opposed.**

Item#2: Randy Luke motioned to deny the reversal of compliance fees. Ed Obie seconded. **Motion Passed.**

Item#3: Darrelyn Nuesca motioned to reduce charges to \$2,759.00. Randy Luke seconded. **Motion Passed.**

Item#4: Christina Tremper motioned to reverse \$250.00, then owner can make 10 monthly payments on the remaining balance of \$750.00. Darrelyn Nuesca seconded. **Motion Passed.**

Attorney Requests:

Lot 6: Darrelyn Nuesca motioned to have attorney file and updated lien. Tom LaVack seconded. **Motion Passed.**

Lot 264: Darrelyn Nuesca motioned to move forward with foreclosure. Ed Obie seconded. **Motion Passed.**

Meeting Adjourned at 8:44PM

Respectfully Submitted,

Mallery Brown

Vantage Community Management