

Capitol City Golf Club Estates
Minutes of the Regular Monthly Board Meeting
October 20, 2016 @ The Jacob Smith House

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

Owners Present: John Leo

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

- I. **Call to Order** – President Larry Dittloff called the meeting to order at 6:30 PM.

- II. **City of Lacey** – Larry Dittloff stated that after his last talk with Rick Walk, the next step that the City would like to take is schedule a meeting with City Council and all of the homeowners sometime later this fall.

- III. **Approval of September Minutes** – **Larry Dittloff made a motion to amend and accept the September Minutes with these changes; Rick Lock to Rick Walk, to add that the Board asked Vantage to mail out a copy of the Front yard cut-outs to all the homeowners, to amend the motion/approval for the Yellow Speed Bumps to not exceed \$3,500 and that the Cut-out report be added to the website. Darrelyn Nuesca seconded. Motion Passed Unanimously.**

- IV. **Committee Reports** –
 - A. **Architectural** – Darrelyn Nuesca went over the ACC applications. Lot 82 and 58 have not submitted ACC's for improvements already done on their lots. Darrelyn thinks that there should be a more significant penalty depending on the severity of the violation and wants the Board to discuss this further.
 - B. **Compliance** - Ed Obie went over compliance. He had sent over a list to Vantage of lots. Lot 108; Has a cut-out that is barely wide enough to fit. Anxious to have the effective date set for the cut-out policy. Heather responded we can have it out by Tuesday. Lot 95; Supposed to submit an additional ACC. Larry responded that he hasn't received anything. Lot 129; Duplex needs to be sent to the attorney, multiple cars there and a smell of marijuana. Tom stated that before Vantage came on, the Board sent out 3 letters to the homeowner and he has been informed. Larry asked Vantage about 4th letters. Heather responded that she wanted to get the attorneys input on this since the bylaws contradict themselves. Heather informed the Board that they can proceed to legal proceedings without having a hearing unless the homeowner requests it. Larry asked how the Board wants to proceed? Ed Obie thinks if the homeowner is at the 4th notice and doesn't request a hearing that they should proceed with legal action. Darrelyn Nuesca agrees with Ed. Tom Lavack wants the Board to ask the homeowner to come to a hearing. Once one 4th letter is sent and no response by the comply by date the Board will issue a 5th letter with a hearing request with 15 days for the homeowner to respond or they will be sent to further legal actions.
 - C. **Roads/Signs** – Stop signs on 64th have been replaced. Removed tree and stump on Ruddle and 65th.
 - D. **Welcome** – Nothing to report.

- V. **Treasurer's Report** – Heather Thomas went over the September 2016 financials. **Darrellyn Nuesca motioned to approve the September 2016 Financials; Ed Obie seconded. Motion Passed Unanimously.**
- VI. **Management Report** – Heather Thomas went over the management report. Storm Drains Cleaning; Should be completed this week. Reimbursement for Larry Dittloff for out-of-pocket expenses for the Community Garage Sale for a total of \$301.20. **Darrellyn Nuesca motioned to approve; Ed Obie seconded. Motion Passed Unanimously.** Delinquency Update; All accounts over \$100 balance will be sent an Intent to Lien notice. The owners will have 15 days to respond. After that point, Vantage will ask for Board approval to send to the attorney. These are for all accounts that are currently not with the attorney on the Delinquency Report. Attorney Requests for BOD Approval; 121*319, Request approval to order a litigation guarantee; **Darrellyn Nuesca moved to accept as stated; Larry Dittloff seconded. Motion Passed Unanimously.** 121*397; Request approval to proceed with personal obligation lawsuit; **Darrellyn Nuesca moved to accept as stated; Larry Dittloff seconded. Motion Passed Unanimously.**
- VII. **Old Business** – 2017 Budget; The 2017 draft budget was sent to the Board. Yellow Paint – Speedbumps; Lutz Construction is starting on painting the speedbumps.
- VIII. **New Business** – Fine Reversal Requests; 121*49; **Ed Obie motioned to reduce fine from \$50 to \$30 dollars to cover admin costs; Darrellyn Nuesca seconded. Motion Passed Unanimously.** Sign Repair Estimate; **Larry Dittloff motioned to accept Steve Bradley's proposal; Darrellyn Nuesca made a motion to amend the Sign Repair Estimate motion to include a complete by date of the end of the year; Ed Obie seconded. Motion Passed Unanimously.** Audit Engagement; **Darrellyn Nuesca made a motion to accept Joseph H. Vandal's proposal; Ed Obie Seconded. Motion Passed Unanimously.** ACC Applications – The committee requests from Vantage clarification and a historic basis for line of sight applications for Capitol City Golf Club Estates. CNA Insurance Proposal; **Darrellyn Nuesca motioned to accept CNA Insurance Proposal; Larry Dittloff seconded. Motion Passed Unanimously.**

Next Meeting – Tuesday, November 29, 2016 @ Komachin Middle School @ 5:30PM.

Adjournment – Darrellyn Nuesca made a motion to adjourn; Ed Obie seconded. Motion Passed Unanimously. Meeting adjourned @ 8:15 PM.

Respectfully Submitted,

Marcus Stowell, Vantage Community Management