

Capitol City Golf Club Estates
Minutes of the Regular Monthly Meeting
September 8, 2016 @ Woodland Retirement Center

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

Owners Present: Chou-shang Bertelsen, Barry J. Bertelsen, Irina V. Nelson, Jeff K. Nelson, Michelle Hill, Joanne Redmond, Glenn Brooks, John Leo, Joel Graham, George Glainyk, Megan Eason, Ken Moses, Angie Moses, James Elder, Maggie Sartain, JoAnne Sandell, John S. Griffith, Carol L. Griffith, Lori Hoskins, Brad Wilson, Eugenia Wilson, David Brooks, Charles Ricketts, Diana Roberts

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

- I. **Call to Order** – President Larry Dittloff called the meeting to order at 6:31 PM.
- II. **City of Lacey Presentation** – Rick Walk went over the City’s presentation; Rick stated there is a potential for annexation. Capital City Golf is surrounded on 3 sides by the City of Lacey. When researching the potential of annexation, the City will go through a lengthy process. One of the reasons they are looking at Capital City Golf is because the City of Lacey is trying to square up its boundaries. This is just the initial step and if there is interest they will host a public forum.
- III. **Approval of July Minutes** – The Board reviewed the minutes from the meeting of July 21, 2016. **Tom Lavack motioned to approve the July 21, 2016 Minutes with the amendment of fixing lease to leash. Darrelyn Nuesca seconded. Motion Passed Unanimously.**
- IV. **Committee Reports** –
 - A. **Architectural** – Darrelyn Nuesca went over the ACC applications.
Lot 52; **Darrelyn Nuesca motioned to deny. Tom Lavack seconded. Motion Passed Unanimously.**
Lot 101; **Darrelyn Nuesca motioned to remove all fines except admin fee. Jayne Bradley seconded. Motion Passed Unanimously.**
Lot 204; Approved
 - B. **Compliance** – Nothing to report.
 - C. **Roads/Signs** – Tom Lavack went over the report. Stop sign on 64th needs to be replaced. Jayne’s husband went around and notated what needs to be cleaned/repaired or replaced. When you come around East Sarazen there is a speed sign missing before Oakmont that needs to be replaced.
 - D. **Welcome** – Nothing to report.
- V. **Treasurers Report** – Heather Thomas went over the August 2016 Financials. **Tom Lavack motioned to accept the August 2016 Financials. Jayne Bradley seconded. Motion Passed Unanimously.**

- VI. **Management Report** – Heather Thomas went over the management report. Front Yard Cut-outs; Will be addressed in Old Business section. Attorney Update; Will have the draft to the Board for the bylaws by Monday. Annual Meeting; Jacob Smith House to be reserved for November 17, 2016. Storm drains cleaning; Scheduled for the end of August.
- VII. **Old Business** – Attorney update; Please see the Management Report section. Front Yard Cut-Outs; **Darrellyn Nuesca motioned to accept lawyer's comments and adopt Cut-Out. Tom seconded. Jayne Bradley and Larry Dittloff opposed. Motion Passed.** Yellow Paint – Speedbumps; **Larry Dittloff motioned to go with Larry's quote with the amount of paint being used cannot exceed \$2,500 in cost. Tom Lavack seconded. Motion Passed. Jayne Bradley and Darrellyn Nuesca opposed.**
- VIII. **New Business** – Fine Reversals;
- Lot 121*74; **Darrellyn Nuesca motioned to approve; Ed Obie seconded. Motion Passed Unanimously. Darrellyn Nuesca made an amendment to the motion to give them until November 30, 2016 instead of 6 months. Jayne Bradley seconded. Motion Passed Unanimously.**
- Lot 121*283; **Darrellyn Nuesca made a motion to give them an extension to November 1, 2016 to be compliant. Ed Obie seconded. Motion Passed Unanimously.**
- Lot 121*350; **Darrellyn Nuesca made a motion to remove all fees except administration cost of \$30.00. Tom seconded. Motion Passed Unanimously.**
- Lot 121*378; **Darrellyn Nuesca made a motion to remove all fees except administration cost of \$45.00. Ed Obie seconded. Motion Passed Unanimously.**
- Lot 121*379; **Darrellyn Nuesca made a motion to remove all fines. Tom Lavack seconded. Motion Passed Unanimously.**
- Lot 204 – Engineer Report; The Board reviewed the Engineers Report. Audit – Draft; The Board reviewed the Audit, draft. **Darrellyn Nuesca motioned to approve the Audit; Ed Obie seconded. Motion Passed Unanimously.** Temporary Buildings; Larry Dittloff went over Thurston County Code 20.07.030. 20' right-of-way from front yard; 10' from right-of-way of a flanking street; 10' from right-of-way of side yard; 10' from right-of-way from rear yard. Compliance Courtesy Notice; **Larry Dittloff motioned to accept; Ed Obie seconded. Motion Passed Unanimously.** 2017 Budget; Currently working on drafting up a budget and to include the speed bump painting.

Next Meeting – Thursday, October 20, 2016 @ Woodlands Retirement Center @ 6:30 PM.

Adjournment – Ed Obie made a motion to adjourn; Darrellyn Nuesca seconded. Motion Passed Unanimously. Meeting adjourned @ 8:50 PM.

Respectfully Submitted,

Marcus Stowell, Vantage Community Management

