

Minutes
Capitol City HOA Board Meeting
February 8, 2012

Present: Mike Derda, President
Katie McDaniel, Secretary
Jackie Rudnicki, Trustee
Kathy Taylor, Trustee

Tom LaVack, Vice President
Bob Moore, Trustee
Pat Buck, Trustee

Call to Order: Tom called the meeting to order at 7:00pm
Meeting Protocol: Tom read the list on behalf of Deb Laughery
Guests: Tom welcomed guest, John Leo
Agenda Changes: None

Committee Reports:

Secretary: Katie reported her conversation with Walt Shefter regarding the Dave Carlson issue. Mr. Shefter once again stated that we should definitely NOT pay the money that Mr. Carlson is requesting. She passed out a letter that she had written for Mikes signature (at the suggestion of Mr Shefter.) Mike said he would sign and mail the letter.

January minutes were circulated. Tom moved that they be accepted. Kathy 2nd. Motion passed.

Treasurer: Tom reported that Bud was out of town. Bud had updated the financials to Feb 1 but would not be able to get a bank balance till he returned. We'll get all the financials at the March board meeting. Bills won't be paid until Bud returns. Tom stressed the need to have backup for Bud especially since the files are not on computer so no one can follow up for him.

It was agreed that the dues invoices would be changed to include a name and phone number for dues questions. Also, it was agreed that liens would be recorded for all dues two years or more in arrears and that a 2% interest rate would be automatically added after two years of non-compliance.

Tom will open a new safety deposit box for the paper work that was in the old one as well as to store checks. It will hold all original liens, extra checks and extra keys.

Architecture: Bob said nothing to report. Suggested we "grandfather" all current residents that have variances but enforce future non-compliance issues.

CC&R's: Jackie and Bob had offered to revise/simplify the CC&R's. That has to be put off until May due to Jackie's schedule.

Welcome: Kathy will try to contact all realtors with for sale signs in the community so that they report to her when a property sells so that she can contact new residents.

Road & Signs: Tom says streets are swept and drains are pumped annually. It's time to do again. We need to decide on a contractor for both jobs. Bob will contact Deb Maxim regarding her flooding issues. The city owns the road and 5ft of right of way so they're responsible for that area. A catch basin may not be feasible. Bob will consult Johnson Maddox with County Engineers to determine definite responsibility for the easement.

Need a chairperson for the Road and Signs Committee.

Website: Jackie hasn't been able to reach Kelly from our old provider. She presented a proposal from W.J. Design. Bob suggested that we have a big community sign, at the corner of Yelm and Rainier that states our name and website address. He'll follow up on pricing. Tom feels that perhaps we could just add our web address at the bottom of the existing golf sign. Jackie suggested having her computer contact, Mark, at the Mar 1 meeting to educate us on websites.

March Meeting Site: Bob has confirmed.

March Sheriff Speaker: Bob has confirmed.

Old & New Computer: Jackie reported that the old community computer simply can't do the job. Mike suggested that we get 2 new ones, one for the Treasurer and one for the Secretary. He also suggested getting one new printer. He will check prices with Dell.

Space at March 1 Meeting; Katie and Bob discussed the Library size. He will check out the best way to set it up.

Neighborhood Watch: Was tabled. The subject, including emergency preparation, will be an agenda item at the March 1 meeting.

Tree Cleanup & Donation to Wrestling Team: Mike reported that he and his helpers had spent between 50 and 60 hours in cleaning up the community after storm debris. He asked that the community make a donation to the wrestling club to thank them. Tom felt that it wasn't appropriate to do as an association and said we should suggest that individuals make a contribution if they desire.

Presidents Comments: None

Meeting adjourned at 9:00pm.