

CAPITOL CITY GOLF CLUB ESTATES

BOARD OF TRUSTEES MEETING

MAY 17, 2018

Board Members: Darrelyn Nuesca, Vice President; Randy Luke, Treasurer; Christina Tremper, Secretary; Ed Obie, Trustee; Jayne Bradley, Trustee; Darrol Steiner, Trustee

Management Company: Eugene Kyran / VIS Group, Inc

Homeowners in Attendance:

Lot 164-Repeat Presentation Re: Trailer Parking Requesting Variance

Lot 28-Dog Nuisance or Issue with Dogs Biting and being off-leash

Lot 140-Late fees and credit adjustment

Lot 7-Status on prior request

Lot 91-Fence denial/appeal presentation from homeowners requesting a variance on ACC form.

Call to Order: Vice President Darrelyn Nuesca called the meeting to order at 6:35pm after a quorum was established

Approval of April 19, 2018 Meeting Minutes: Darrol Steiner made a motion to approve the April meeting minutes. Randy Luke seconded. **Motion Passed**

Committee Reports:

- a) **Architectural Committee** – Darrelyn Nuesca reported on Lot 91 being a carry-over which we will discuss during the Executive Session. Nothing further to report.
- b) **Compliance Committee** – Ed Obie did not have anything to report.
- c) **Roads and Signs Committee** – Jayne Bradley reported that the postal boxes in our community will be washed by Steve Bradley soon.
- d) **Welcome Committee** – Packets will now be sent out by VIS Group. Motion was made by Randy Luke to accept the VIS Group welcome letter with revisions. (Additional due date of January 1st was added, as well as the verbiage of “Late fees will be added after 30 days”). Ed Obie seconded. **Motion Passed**
- e) **Ad Hoc CC&R and Bylaw Committee** – Revisions sent to the attorney for review.

Treasurer’s Report – Randy Luke reported that President Larry Dittloff was satisfied with the status of our budget summary and explanation from VIS Group and Randy Luke. See full Treasurer’s Report for specifics. Darrol Steiner made a motion to accept the Treasurer’s Report. Ed Obie seconded. **Motion Passed**

Management Company Report – Eugene Kyran of VIS Group reported they are currently obtaining bids for street sweeping. Darrelyn Nuesca commented that we need to make sure there is a good weather forecast prior to beginning any street sweeping due to last year’s micro-burst/storm half an hour after the street sweeper cleaned St. Andrews Street. Eugene also reported that the owner of Lots 230, 231, and 232 have yet to pay their dues. No account adjustments will be granted due to this reason.

Old Business – Status of Lot 164 was discussed.

Reminder about Garage Sale scheduled for June 23rd was also stated, with further planning to be done around June 14th or at our next HOA Board Meeting on June 21st, or via email.

In addition, a discussion began regarding the ACC Fine Clause and fee of \$200.00 (for those that do not fill out an ACC prior to engaging in work). A discussion followed regarding enforcement. Ed Obie believes it to be too strict and stated it should be \$100.00 or less. Jayne Bradley stated that more knowledge needs to be put into place via email, i.e. letter, multiple forms of communication, etc. Darrelyn Nuesca stated that the point is to fill out an ACC form. Various dollar amounts were discussed for 1st offense, 2nd offense, etc. with no real outcome or definitive answer. Ed Obie made a motion to table the discussion until the next board meeting. Randy Luke seconded.

Motion Passed

New Business – Welcome Letter draft was previously reviewed in Management Company Report and approved. *(See Management Company Report Section)*

Dog attacks brought forward by homeowners present during the Open Homeowner Forum were discussed. (See separate report related to Dog Attacks) Discussion followed about options at this time. Homeowners have received notices from VIS Group and dog attacks have been reported to Animal Control.

Darrelyn Nuesca motioned to move to Executive Session at 7:43pm. Randy Luke seconded. **Motion Passed**

(Executive Session Followed)