

CAPITOL CITY GOLF CLUB ESTATES

BOARD OF TRUSTEES MEETING

JUNE 21, 2018

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

Management Company: Sahara Burson / VIS Group, Inc

Homeowners in Attendance: None

Call to Order: President Larry Dittloff called the meeting to order at 6:10pm after a quorum was established.

Approval of May 17, 2018 Meeting Minutes: Darrelyn Nuesca made a motion to approve the May meeting minutes. Ed Obie seconded. **Motion Passed**

Committee Reports:

- a) **Architectural Committee** – Darrelyn Nuesca made a comment that Joel from VIS Group was doing a great job. Nothing else to report.
- b) **Compliance Committee** – Ed Obie reported that emails had been sent from people in our community regarding four locations with RV's and possible parking issues. Ed Obie inspected those properties and found nothing. Darrelyn Nuesca reported that one of her neighbors has a roommate who is repeatedly parking on the street. Larry Dittloff reported that he did a drive around and noticed that on Lot 66 they are parking a huge motorhome in their cut-out area, which is not allowed. He also reported that Lot 342 on 65th is going on auction.
- c) **Roads & Signs Committee** – Larry Dittloff reported on the current survey of our roads with David Laurer who works for WSDOT. Larry also commented that he'd like to remove the "slow children" signs in our neighborhood because they are faded and give people a false sense of security. Darrelyn Nuesca made a motion to remove them. Christina Tremper seconded. **Motion Passed**
- d) **Welcome Committee** – Larry Dittloff stated there is nothing to report.
- e) **Ad Hoc CC&R and Bylaw Committee** – Larry Dittloff reported that we are near the final version. Once we receive them from the attorney, we can then take them to the full board and then to the community members. Our goal is to have this completed by August and ready for our next community general member meeting in November.

Treasurer's Report – Randy Luke reported on the last six month's of Balance Sheets, Net Worth, Income Statement Comparison, a summary of our serious delinquent accounts and our overall progress. (See Randy Luke's actual report) Darrelyn Nuesca made a motion to accept Randy Luke's Treasurer's report Ed Obie seconded. **Motion Passed**

Management Company Report – Sahara Burson of VIS Group, Inc went over the balance sheet in more detail.

Old Business – Garage Sale on June 23rd from 9am to 4pm was discussed. Darrelyn Nuesca reported about the recent dog attacks. RCW Code – Homeowner needs to report any incidents to the police and animal control and need to document the attacks or provide evidence such as videos, pictures, etc. Homeowners with the dogs have been fined due to dog attacks or dog bites. Per Sahara Burson, she stated they need to pay the fine or they will accrue late fees. Discussion followed. Also, the welcome letter draft review was approved via email.

New Business – We have obtained a proposal from Best Parking Lot Cleaning for \$1,400.00 to do street . sweeping in our community. We were only able to obtain one company’s bid. Darrelyn Nuesca made a motion to accept their proposal. Ed Obie seconded. **Motion Passed**

In addition, a homeowner’s ongoing issue with flooding on their property on Saint Andrews Dr SE was discussed. Larry Dittloff made a motion to have the homeowner provide more information and make an actual request to cover something specific. Jayne Bradley seconded. **Motion Passed**

Randy Luke reported that a Lacey historian found original articles pertaining to the beginning of the golf course and surrounding community. Randy said he would summarize to put it into the next newsletter.

Darrelyn Nuesca motioned to move to Executive Session at 7:18pm. Jayne Bradley seconded. **Motion Passed**

(Executive Session Followed)