

Capitol City Golf Course Estates HOA
Minutes of March 17th, 2019 Board of Trustees Meeting
VIS Office 8617 Martin Way E. Lacey, WA 98516

Board Members Present: Larry Dittloff, Randy Luke, Ed Obie, Jon Leo
VIS Representative Present: Sahara Burson

Board Members Absent: Darryl Steiner, David Luhr, Kevin Rae

Open Forum: Started at 6:00 PM

- Matt Hemenson, 6000 E Sarazen reviewed parking and landscaping plans on ACC submitted.
- 4105 58th Ave SE had issue with septic repairs and no ACC submitted. Requested fined be waived.

Call to Order/Establish a Quorum: Quorum declared with four members present at 6:30 and President called meeting to order.

Approval of Meeting Minutes: The minutes from the February 21, 2019 BOD meeting was approved without dissent.

Committee Reports

a. ACC Committee

4 or 5 Requests were received and all were approved by Kevin Rae.

b. Compliance Committee

Ed said the committee is finalizing the enforcement policy. Inspection drive-by for March included review of ACC for Lot 110 (planter fencing). Also, most compliance issues from drive-by involve parking, including Lots 212 (Oakmont)m Lot 11, Lot 70, and Lot 108

John Leo said lawns and weed enforcement will begin in April.

c. Streets and Signs Committee

Larry Dittloff said David Luhr is working on street repair estimates for scheduled summer repairs.

d. Ad Hoc CCR Committee

Larry said the Draft by Ad Hoc Committee from March 27th is in final draft form with only area still being discussed is painting and colors acceptable. Once final version is approved by Committee, entire BOD will be asked to vote on it.

Rewritten CCRs should be effective by July 1, 2018, however 210 homeowners will be required to vote in the affirmative. It may be necessary

to go door to door to accomplish this. Some good changes have been recommended including no requirements for like replacement colors, etc

Treasurer's Report

Randy presented the Treasurer's February, 2019 Report. He noted that YTD Income up over \$ 3,000 and expenses down \$ 16,000 due to accrual of street maintenance and drain cleaning which will actually be done later this year. Receivables down \$ 10,000 January. Larry mentioned that he had received a bid from Flo Hawks to clean the drains for \$ 4,983 and made a motion to accept the bid. Ed seconded the motion and it was unanimously approved. John moved to accept report; Ed seconded the motion which was approved unanimously

Old Business

Larry brought up the annual CCGCE Garage Sale usually held in August and said he would not be available this year. He asked if we should consider moving it up to June. After discussion, no motion was made as far as having a garage sale this year. Instead, it was recommended that we use the \$ 850 budgeted for a Community Event to be held later this summer.

Jon Leo brought up the large tent put up by the golf course in front of Lots 231-235 and the fact they should maintain the rough grass areas nearby. Larry said he would talk to Steve, Manager of CCGC.

Executive Session

Ed moved the BOD go into Executive Session at 6:50 PM. Randy seconded the motion.

Items discussed on the VIS hand-out included:

-Lot 70 Has had up to 6 cars parked in a 3-car driveway and has already been fined. Follow-up to ascertain if a 6 month waiver to allow one additional car will be done by Randy.

John moved we end Executive Session. Ed seconded it and it was unanimously accepted at 7:35.

In regard to Lot 007 (4105 58th) request for waiver of fine for septic work, Board agreed fine for \$ 315 should not be waived.

Meeting adjourned at 7:45.

RANDY LUKE for DAVID LUHRS

