

**Capitol City Golf Club Estates Homeowners Association  
Minutes of April 18, 2019 Board of Trustees Meeting  
VIS Office  
8617 Martin Way East  
Lacey, WA 98516**

**Board Members Present:** Larry Dittloff, Randy Luke, Darroll Steiner, Kevin Rae, David Luhr, Jon Leo, Ed Obie

**VIS Representatives Present:** Sahara Burson

**Board Members Absent:** none

**Open Forum:** Larry Dittloff started the Open Forum at 6:00 pm.

- Mark and Cindy Meyer came to update the Board on the golf course activities near their home. In the past there have been golf course functions under a special event tent that caused noise and other concerns for their neighborhood. They informed the Board that the golf course is not applying for a permit from the County this year. They will keep monitoring the situation and let the Board know if any action is needed.
- Bay Mun (5924 W Sarazen: Lot 70) and her representative Kathy spoke to the Board concerning the parking situation at her residence. For a period of time her son had health concerns which required additional vehicles at their house. The son is doing better and will be moving out in the future. There have been up to 6 vehicles parked, where up to 3 are allowed. They will contact VIS to get details on the parking rules, and will make a proposal to the board regarding their future needs.
- Jon Leo mentioned a weed issue when the golf course does not control the dandelions near his property; when they go to seed he has numerous weeds in his lawn.

**Call to Order/Establish a Quorum:** With all Board members being present a Quorum was declared by President Larry Dittloff at 6:30 pm and the Meeting was called to order.

**Approval of Meeting Minutes:** The minutes from the March 21, 2019 Board of Trustees Meeting were corrected and then approved without dissent.

**Committee Reports:**

**a) Architectural Control Committee**

Kevin reported that there have been several applications for additions, and all were resolved. He has made visits in person to discuss with homeowners any questions, and this has provided for good communication.

Randy asked if we are still using the 2005 CCRs. Kevin stated that we cannot use the new rules until they are approved at the Annual Meeting.

**b) Compliance Committee**

Darroll reported on several parking issues:

- o 5014 Oakmont (truck parking)
- o 5322 E. Sarazen: Lot 139 (popup trailer) relating to cutout policy
- o Lot 285: How many cars allowed (could be gray area). Consider as case by case basis.
- o Lot 83: Shrubs growing into street

**c) Streets & Signs Committee**

Dave provided an update on the street repair estimates. He will be able to attend one more Board meeting (in May) before moving to North Carolina. He will mark with paint the areas requiring patching. Larry asked about construction specs to do the crack sealing and patching work. Dave will find some sample specs that can be used. He is also willing to review proposals and answer questions after moving.

The work could be done in June, or early Fall (September) which would be an advantage because it would be after the street sweeping. Best to avoid July-August when cracks are tighter and more difficult to seal.

**d) Ad Hoc CCR & Bylaw Re-Write**

Larry plans to discuss more at the May Board meeting. We will need 210 votes to approve. There have already been several successful comment periods (over a 3 year effort).

**Treasurer's Report:**

Randy gave the Treasurer's Report. Expenses have increased due to a write-off and expenses with drain cleaning. Receivables are good, since most have paid their dues. Ed moved and Kevin seconded that the Treasurer's Report be approved. The motion passed without dissent.

**Executive Session:**

Kevin made a motion to go to Executive Session for the purpose of deciding various action items. Darroll seconded the motion and it passed 7-0.

Items below refer to the Action Items document dated 4/18/19:

- Issue for Lot 108 is on hold.
- Lot 70: (page 7-14) amount owed for parking is now \$310. They need to apply for variance by end of April. Sahara will reach out. Fines and fees will be dealt with (fee waiver).
- Page 15 (Mitchell). Consensus was for half cost resolution.
- Page 17 (Daniel). Consensus was to waive \$75 and keep admin fee of \$20.
- Page 19 (Bellew). Request to park trailer is not in compliance; it needs to be adjacent to driveway.
- Lot 183 (Martin). The Board felt the abusive nature of the homeowner's behavior should be officially reported to police authorities.

A motion was made by Ed to come out of Executive Session, which was seconded by Kevin and passed 7-0.

A motion was made by David to approve the decisions made in Executive Session. Darroll seconded the motion and it passed 7-0.

Jon moved and Darroll seconded that the meeting be adjourned. The motion passed 7-0 and the meeting adjourned.

The next meeting of the Board will be held Thursday, May 16, 2019 at the VIS office.