

Capitol City Golf Club Estates Board of Trustees Meeting
June 20th, 2019 at VIS Group, INC
6:00 pm
AGENDA AND DISCUSSION

Open Homeowner Forum:

Quorum declared by President Larry Dittloff and the meeting called to order at 6:05 p.m.

Board Members Present: Larry Dittloff, Darrol Steiner, Ed Obie, Keven Rae John Leo

Absent: Randy Luke

VIS Representatives Present: Sahara Burson

Homeowners Present: None

Approval of Agenda: Darrol moved to approve the Agenda, Kevin seconded, motion passed.

Approval of Meeting Minutes: Kevin moved to approve the Minutes as written, Darrol seconded, motion passed.

Committee Reports:

a) Architectural Control Committee: Kevin reported there were several applications approved (Solar Panels, Paint), only 1 outstanding, a picket fence on Lot 110. One more has been received for a Pergola for the same lot. The Pergola approved in Committee. Kevin met with John McCaslin of Lot 110 regarding picket fence which was questioned by Larry as to its proposed placement. Larry will do a site review and discuss with the Kevin. There were a couple of septic replacements which were started without an ACC Application. Once the lots were notified of that need they were submitted and approved.

b) Compliance Committee: Darrol reported that lawn care is the biggest issue at this time. Some have not been notified before so there were some that expressed surprise about receiving a Courtesy Letter from VIS. This last community wide inspection was the biggest and longest (2 hours) drive around and some things were noted that had been previously missed. Sahara stated they had received many calls regarding adjustment requests.

c) Roads/Signs: Larry gave the report in the absence of both Randy Luke and David Luhr. Larry stated that David Luhr, from his new home in North Carolina, had produced basic specifications for the street crack sealing and pavement repair. He also sent us a great amount of other information about our streets which will be very important in the future. Larry thanked David, on behalf of the Association, and wished him well in his new home state of North Carolina. Larry will put a bid document together and forward it on to Sahara fir final editing.

Kevin indicated that he would like to help out with the project. Randy will take over the Chair of the committee with David's resignation.

d) Ad Hoc CCR & Bylaw Re-write & Enforcement Policy

Enforcement Policy was updated and changed because of a need to reduce some fines which were viewed as excessive and to make the language of the policy totally consistent with other Association documents. Darrol moved to accept the Enforcement Policy, Ed seconded. Discussion followed. The motion to accept the new Enforcement Policy was passed unanimously. The improved Enforcement Policy will go into effect on August 1, 2019.

6:27 Ed moved to take a 10-minute recess for administration. Motion passed.

7:00 Kevin moved to return to session, Darrol seconded. Motion passed.

Assessment Policy: was updated to reflect the change to two payments, January 1 and July 1 with 30 days to pay. The interest charge was also removed from this policy. Darrol moved to accept the updated Assessment Policy, Ed seconded. Motion passed. The new Assessment Policy will go into effect on August 1, 2019.

A motion was made by Kevin and seconded by Darrol to rescind the January 1, 2018 *Enforcement and Assessment Policies* effective July 31, 2019 so that the new policies are not in conflict with the old ones. A brief discussion followed, and the motion passed unanimously.

Amended Declaration: We are using the Declaration (CCR's) dated June 15, 2019 as the most up to date document. This has been a three-year process. The Board must now review the Declaration and ultimately approve it so that it can be forwarded to the Membership for consideration with one final review and hopefully quick review by our Attorney, Barker Martin. We will need 210 votes for or against to pass or reject. The plan is to mail out the final version with a cover sheet showing major changes, a ballot, a call-in number for any questions and a return envelope for the ballots. The Ad Hoc Committee even indicated that they would be willing to go door to door to answer any questions about the new Declarations. John stated that the approval process that the Association intends to use is contrary to State Laws. Larry indicated that the process was set up in accord with our Attorney Barker Martin who have stated that they are completely within our Bylaws and State Laws but that he would check with them, again, and make sure we are heading in the correct direction.

John made a motion to get a second legal opinion about the process that the Board is following in gaining approval of the new Declaration from the Membership. There was no second, motion died.

A Section by Section discussion ensued:

Declarations:

All of the June 15, 2019 version of the Declaration was accepted up to section 7.78:

7.7.8 Larry proposed a change the existing language to: *“No more than two (2) vehicles may be parked on any driveway that has a Cut Out or Adjacent Parking Area with the exception of temporary service or guest vehicles. If There are no Cut Outs or Adjacent Parking Areas on a lot then up to four vehicles may be parked on a driveway if the vehicles do not protrude on to the street”*.

Larry then made a motion to accept this new language and Kevin seconded the motion. A discussion followed with a final vote of three to two to accept the change.

7.8 Garbage and Rubbish the Board felt that the language in this section was too harsh, so an alternative was brought forward. *“Owners shall make a reasonable effort to conceal from view of all equipment, garbage and rubbish cans, woodpiles, or storage piles, from public view. Garbage, lawn waste and Recycle bins shall be removed within 24 hours after pick up”*. A brief discussion was then held about this subject.

No Motion of acceptance was made at this time.

Kevin made a motion to table all Declaration discussion and move approval to next meeting. Ed seconded. Motion passed.

Treasurer’s Report: In Randy’s absence Larry gave the Treasurer’s Report. Our expenditures and revenue look good. The speed bump painting will be less nearly \$3,000 under budget. The catch basin cleaning has not been billed to us yet, but that amount should be about one half of the \$10,000 that was budgeted. Bad Debt/Write Offs of \$18,201 are skewing the Income and Expense Statement dramatically. Even with that number is included we should finish the year under budget. The Monthly Budget Projections for next year should better reflect actual known expenditures like taxes and street sweeping. Currently, all expenses seem to be only divided by one twelve.

John made a motion to accept the Treasurer’s Report and was seconded by Ed. Motion passed unanimously.

Old Business

None

New Business

a) Parking lot cleaning bid. Received one bid from Best Parking which increased their amount from last year. Discussion. Kevin made a motion to accept the proposal from Best Parking to do the Annual Sweep, Darrol seconded, motion passed. Schedule for after July 4th.

b) Speed bump painting. Perfect Paint Striping proposal to paint 22 speed bumps within budget. Darrol made a motion to accept the bid of Perfect Paint Striping, Jon seconded, motion passed.

c) Homeowner Requests John brought up a Golf Course water issue at his residence, Larry will look into and get back.

Next Meeting: July 11th, 2019, 6 PM, VIS Office, 8617 Martin Way E

Executive Session/Barker Martin Report:

Page 9-Lot 264, Foreclosure, JP Lender proceeding with foreclosure. Darrol made a motion to take Attorney's advice and go forward with bank account garnishment. Motion carried.

Lot 343- Address in Small Claims Court.

Lot 29-Recommend transfer to collection. Kevin made a motion to transfer to Barker Martin for collection, Ed seconded. Motion carried.

Lot 157-Payment Plan Agreement. Proposing \$50 per month. Was on payment plan, didn't pay, plan revoked. Darrol moved to accept payment plan, Kevin seconded. Motion carried.

Page 13-Requesting fees be waived. Balance \$110. Kevin made a motion to waive recommendation of \$100 late fee, seconded. Motion carried.

Page 18- Installed Septic. Met with Sahara. Page 21 proposed 20%, Page 23 and 24, Petitioned, waived \$400. Didn't pay \$30. \$315 in 2018, Came to meet. Been to two meetings proposed 20-80 split which is not fair. Don't feel owner is malicious. Darrol proposed a 50/50 split. Kevin made a motion of 75/25 split (\$397) rounded to \$00, waive \$150, last and final offer. Ed seconded. Discussion. Motion carried. Will not waive future fees.

Mr. Dohman wasn't aware that Escrow never forwarded the Dues to new owner. Discussion followed. Probably correct he didn't get notice. Advise him to go back to Title Company. Freezing fees 30 days. Table.

Page 29-Asking to waive fees, financial hardship. Stating paint but is driveway issue. Darrol made a motion to table and get clarification, Ed seconded. Freeze until clarification, Motion carried.

Ed moved to adjourn. Adjourned at 8:33 p.m.

Submitted By:
Pam Dittloff
Acting Secretary