

**Capitol City Golf Club Estates Board of Trustees Meeting**  
**August 15, 2019 at VIS Group, INC**  
**6:00 pm**  
**MINUTES**

**Open Homeowner Forum:** Mark and Cindy Meyer talked about the Golf Course Event Tent and the County Permit. The Course moved the tent on Tuesday. They met with Brett Bures, Thurston County. Discussion followed.

Joanne Redmond asked about the new Enforcement Policy. Question regarding trees and shrubs, and Christmas lights.

**Quorum declared by President Larry Dittloff and the meeting called to order at 6:25 p.m.**

**Board Members Present:** Larry Dittloff, Keven Rae, John Leo, Randy Luke, Ed Obie  
Excused: Darrol Steiner

**VIS Representatives Present:** Sahara Burson, Scott Roth

**Homeowners Present:** Joanne Redmond, Mark and Cindy Meyer

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

**Approval of Meeting Minutes:** Larry moved to accept the change to the next meeting date to the Minutes, Kevin seconded, Amendment passed. Kevin moved to accept the Minutes as amended, Randy seconded, motion passed.

**Treasurer's Report:** Randy reported we're in good shape. Expenses are lower. Based on the impact of Lacey doing street improvements, the increase of the dues will build up reserves. Splitting the dues has increase payments, only 29 have not paid the first half.

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

**Committee Reports:**

**a) Architectural Control Committee:** Kevin reported applications for all aspects/fencing have been approved with conditions applied to one house delayed. Thank you to Kevin for his work and talking to homeowners.

**b) Compliance Committee:** Darrol is in Switzerland and Poland. Two hour drive around with Scott and Sahara with parking and landscaping were the biggest issue. A house is being remodeled to accommodate an Adult Day Care. The association cannot prohibit this use

according to the RCW. VIS will pull the building permit and follow up on this. They must follow all rules on parking, landscaping, and other CCR's.

**c) Roads/Signs:** The city is talking about repairing the drainage issues while installing new water and sewer lines next year. We will negotiate the right of way. John brought up "Lake Leo" near his house. , also a drainage problem at East Sarazen and Cotton noted. Randy and Kevin will identify where the issues are.

A problem was noted regarding Real Estate Signs. Kevin will contact the Realtor.

**d) Ad Hoc CCR & Bylaw Re-write and Enforcement Policy:** The new attorney, Marlyn Hawkins is reviewing. Need to get them out to owners.

**Old Business:** Any changes to CCR's will come back to the Board.

#### **New Business**

**a) 2018 Audit** completed, need signatures, 2019 Audit proposal from the same company at \$2,600. Same as last year. Kevin moved to accept Audit Proposal, Ed seconded. Motion passed.

**b) Reserve Engagement.** Proposal received for Association Reserves with different timeframes. \$800 Economy to \$1,000/5 weeks standard, necessary to update in lieu fo th City resurfacing the streets in 2020. Kevin motioned to use Economy of \$800 and up to 8 weeks, Larry seconded. Motion passed.

John questioned the Rules and Regulation. Cannot change CCR's or Bylaws without a vote. The Board can enhance with Rules and Regulations which do not need to go to an owner's vote. These can't be in conflict with CCR's. Larry noted that we do now have several differences in current CCR's and new Rules and Regulation of Enforcement Policy. Kevin checked with the fire department regarding 7.8.2 Stacking firewood next to house. The are no recorded documents addressing this.

**Next Meeting: September 19, 2019, 6 PM, VIS Office, 8617 Martin Way E**

Randy moved to vacate Executive Session, Ed seconded. Motion passed.

Kevin motioned to accept actions that were discussed in executive session, Ed seconded. Motion passed.

The Board went on record to commend Sahara for her work. Thanked her and wished her the best in her future.

**Kevin moved to adjourn, Randy seconded. Adjourned at 8:23 p.m.**

Submitted By:

Pam Dittloff

Acting Secretary